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SEND TAX STATEMENTS TO:

Nations Bank - Alexander Plaza

Murfreesboro Road

Franklin, TN 37064

Mail:

This Instrument Prepared By:
Eric L. Davis
320 Main Street, Suite 210
Franklin, TN 37064

94 FEB -1 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. + REFERENCE

13108

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain MARITAL DISSOLUTION AGREEMENT, entered into by and between the parties in the Chancery Court of Williamson County, Tennessee, in the cause of *Kelly Ann Underwood v. James Brandon Underwood*, Case Number 22400, and pursuant to Tennessee Code Annotated, §36-4-121, I, JAMES BRANDON UNDERWOOD, have bargained and sold and by these presents do remise, release and quitclaim unto KELLY ANN UNDERWOOD, her heirs and assigns, all of my right, title and interest in and to the following described land, to-wit:

Tract No. 4 in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669), dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Book 102, page 209, R.O.W.C.) thence leaving said road N 4 deg. 53' E 1385.17' to a pin on the easterly margin of a 50' wide private road being the SE corner of this tract; and thence the beginning of this survey; N 85 deg. 07' W 636.79' to a pin in fence line being the SW corner of this tract; thence N 4 deg. 50' E 180.13' to a pin by corner post; thence N 5 deg. 06' 49" E 504.78' to a pin in the center line of a 50' wide private road being the NW corner of this tract; thence S 84 deg. 11' 13" E 645.8' to a pin in the center line of a 50' wide private road being the NE corner of this tract; thence S 5 deg. 10' W 335.62' to a pin by a 12" stump in fence line; S 57 deg. 34' W 10.7' to a pin by corner post; and S 4 deg. 53' W 332.33' to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 50' wide in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and by separate instrument of record in Book 6444, page 172, R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is the following described tract or parcel of land:

Property located in the 5th Civil District of Davidson County, Tennessee, and being the southern portion of parcel #82 on the tax map #187; bounded on the south by W. A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R. H. Kester, Deed Book 6875, page 70; on the north by remaining property of Hiram E. Staggs and wife, and on the east by C. W. Fann, Deed Book 102, page 209, as recorded in Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Fann Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N 85 deg. 07' 00' W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N 4 deg. 50' 00" E, 180.13' to an existing iron pin at a fence corner; thence N 5 deg. 06' 49" E 166.04' to an iron pin the NW corner of this tract; thence S 84 deg. 22' 48" E 644.13' to an iron pin the NE corner of this tract; thence S 57 deg. 34' 00" W, 9.01' to an iron pin; thence S 4 deg. 53' 00" W, 332.33' to an iron pin, the point of beginning and

containing 5.00 acres, more or less, according to a survey by Gaylon W. Northcutt, Tennessee, R.L.S. No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

Being the same property conveyed to James Brandon Underwood and wife, Kelly Ann Underwood, by deed from Hiram E. Staggs and wife, Heidi M. Staggs, of record in Book 8727, page 943, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 27 day of January, 1994.

JAMES BRANDON UNDERWOOD

STATE OF TENNESSEE)
SS.
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES BRANDON UNDERWOOD, with whom I am personally acquainted, and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee, this the 27 day of January, 1994.

LISA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lisa Hatchett
Notary Public

My Commission Expires: 4-10-95

STATE OF TENNESSEE)
SS.
COUNTY OF WILLIAMSON)

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Transfer tax on this transfer is exempt under the provisions of Tennessee Code Annotated §67-4-409.

Alliant

Sworn to and subscribed before me, this the 27 day of January, 1994.

LISA L. HAZLETT NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

My Commission Expires: 4-10-95

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