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QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
FELIX J. NEELY and wife, NANCY NEELY 2020 Baker Road Goodlettsville, TN	OLD HICKORY CREDIT UNION P. O. BOX 431 Old Hickory, TN 37138	12-0/183

THIS INSTRUMENT PREPARED BY:

WOODARD AND LINCOLN
Attorneys at Law
175 East Main Street
2nd Floor
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 0.

Felix J Neely
Affiant

SUBSCRIBED and sworn to before me on this the 9th day of February, 1994.

Shirley Pike
NOTARY PUBLIC

My Commission expires: 9/27/94

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, we, FELIX J. NEELY and wife, NANCY NEELY hereby quitclaim to FELIX J. NEELY and wife, NANCY NEELY, all our interest in the following land, to wit:

4787 02/10 0101 03CHECK 12.00

SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Felix J. Neely and wife, Nancy Neely by deed from William G. Grimes and Felix J. Neely of record in Book 8541, Page 142, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is improved property known as 2020 Baker Road, Goodlettsville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 9th day of February, 1994.

Felix J Neely
FELIX J. NEELY

Nancy Neely
NANCY NEELY

17033
IDENTIF. ← REFERENCE

94 FEB 10 AM 11:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE

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COUNTY OF Davidson

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, FELIX J. NEELY and wife, NANCY NEELY, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 9th day of February, 1994.

Shirley Pike
NOTARY PUBLIC

My Commission Expires: 9/27/94

SHIRLEY PIKE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A, LEGAL DESCRIPTION

TRACT #1: Land in the Second Civil District or Metropolitan Nashville in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 7, 1987, and known as Job No. 900085 and more particularly described as follows: BEGINNING at an iron pin in the east line of property conveyed to Thomas Lee Bennett, of record in Deed Book 7677, page 345, R.O.D.C., TN, said point of beginning is located as measured along the northerly and westerly margin of a 50' ingress and egress esasement from an iron pin in the southerly margin of Baker Road, said iron pin being the Northeasterly corner of property conveyed to Clyde Edward Hinkle of record in Deed Book 7115, page 724, R.O.D.C., TN; thence S 72 deg. 49' 46" W 667.41' with Hinkle's southeasterly line to an iron pin; thence S 05 deg. 45' 01" W 152.95' to an iron pin; thence S 05 deg. 34' 52" W 161.13' to said point of beginning; thence S 85 deg. 54' 39" E 513.80' to an iron pin; thence S 04 deg. 05' 21" W 426.12' to an iron pin; thence N 85 deg. 38' 35" W 514.34' to an iron pin in said east line of Thomas Lee Bennett; thence with Bennett's east line N 04 deg. 21' 25" E 225.00' to an iron pin; thence N 04 deg. 05' 21" E 198.72' to the point of beginning, containing 5.01 acres, more or less.

TRACT #2: A perpetual and permanent easement for ingress and egress and utilities, to run with the land, for the use and benefit of Tract #1, described as follows: Land located in the Second Councilmanic District of Davidson County, Tennessee, being the centerline of a 50 foot wide ingress-egress easement and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 24, 1992 and more particularly described as follows: BEGINNING at a point in the southerly margin of Baker Road, said point of beginning being located South 55 deg. 00 min. 45 sec. East 43.88 feet and South 74 deg. 01 min. 50 sec. East 92.82 feet from the Southeast corner of the Clyde E. Hinkle property of record in Book 7115, page 724, RODC, TN; thence leaving the southerly margin of Baker Station Road and following the centerline of a gravel drive South 39 deg. 51 min. 00 sec. West 95.97 feet to a point; thence South 71 deg. 03 min. 13 sec. West 60.65 feet to a point; thence North 70 deg. 37 min. 03 sec. West 43.23 feet to a point; thence North 86 deg. 09 min. 11 sec. West 75.99 feet to a point; thence South 82 deg. 59 min. 19 sec. West 56.68 feet to a point; thence South 68 deg. 33 min. 16 sec. West 202.25 feet to a point; thence South 34 deg. 19 min. 16 sec. West 56.38 feet to a point; thence South 38 deg. 25 min. 15 sec. East 67.06 feet to a point; thence South 66 deg. 44 min. 00 sec. East 82.17 feet to a point; thence South 41 deg. 12 min. 47 sec. East 71.67 feet to a point; thence South 22 deg. 58 min. 53 sec. East 114.17 feet to a point; thence South 28 deg. 18 min. 44 sec. East 240.35 feet to a point; thence South 33 deg. 17 min. 55 sec. East 43.89 feet to a point; thence South 16 deg. 08 min. 06 sec. East 36.76 feet to a point; thence South 01 deg. 06 min. 08 sec. East 60.28 feet to a point; thence North 85 deg. 12 min. 42 sec. West 83.49 feet to a point; thence North 71 deg. 41 min. 13 sec. West 69.74 feet to a point.

Being part of the property conveyed to Felix J. Neely and wife, Nancy Neely by Deed of William G. Grimes and Felix J. Neely, of record in Book 8541, page 142, Register's Office of Davidson County, Tennessee.