Form A298 Quitclaim Deed

Prepared by:
Greenridge Realty & Auction
1812 Springfield Hwy
Greenville, Tn. 37072

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 31st day of December, 1989

by first party, Ronald W. Smith & Betty J. Smith

BOOK 9269 PAGE 68

whose post office address is 106 Spring Hollow Rd.
Goodlettsville, Tn. 37072

New Owner + Send Tax Bills To:

to second party, Howard Carter & Peggy Carter

43-16-0
38 + 39

whose post office address is 109 Earlene Dr.
Hendersonville, Tn. 37075 - mail

WITNESSETH, That the said first party, for good consideration and for the sum of $ 20,000.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson State of Tennessee

TRACT NO.1: Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Eagen Subdivision, of record in Book 1424, page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of lot 4 and 245.4 feet on the westerly line of lot 5 to a deed line, which is a broken line, measuring 80 feet thereon.

Included in the foregoing description, but expressly excluded from this conveyance is the following described property which was condemned for highway purposes in the Third Circuit Court, a copy of the decree being of record in Book 4218, Page 410, Register's Office for said County.

BEGINNING at a point in L.T. Bohannon's southeast property corner, said point being also in the north margin of Old Hickory Boulevard; thence running westerly 100 feet around a slight curve to the right; thence running northerly 104 feet, more or less, along Bohannon's westerly boundary line to a point; thence running southeast with a radius of 581.20 feet, 95 feet, more or less, to a point on Bohannon's easterly boundary line; thence running southeast 98 feet, more or less, along Bohannon's easterly boundary line back to the point of beginning; containing 0.22 acres, more or less, and being part of the property conveyed to L.T. Bohannon's, et.ux., Lillie K. Bohannon, by deed from Bess Jones Climer, a widow, as of record in Book 2481, Page 331, Register's Office, Davidson County, Tennessee.

TRACT NO.2: Being the rear part of Lot No. 3, Block "A" on the revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for said County, described as follows:

BEGINNING in the between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of lot No. 3 Block "A", 40 feet to the common rear corner of lots Nos. 3 and 4; thence southeasterly with the line between lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

This being the same property purchased from Keith S. Francis and Kenneth L. Francis by Howard Carter and Ronald Smith on Feb. 5, 1988, known as 91 Vandiver St., Madison, Tn. 37115. IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Ronald W. Smith

Betty J. Smith

State of Tennessee

County of Robertson SS.

March 2, 1992

Then personally appeared Ronald W. Smith & Betty J. Smith

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Wayne Yates
Notary Public
My Commission Expires: 03-02-92

[redacted]

E-Z Legal Form A-98

QUITCLAIM DEED

RONALD W. SMITH

to

HOWARD CARTER

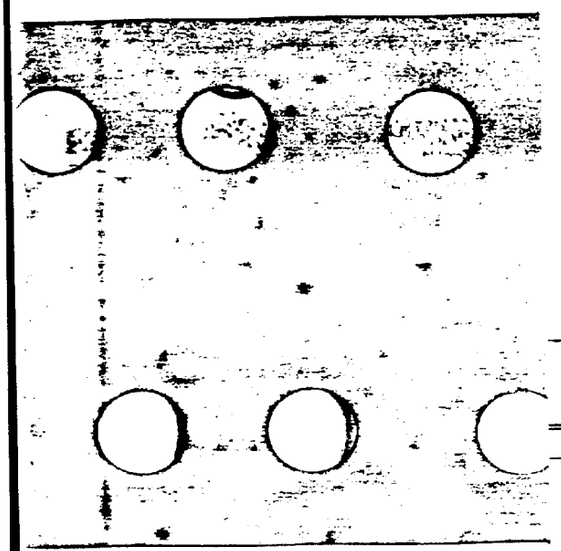
DATED: DECEMBER 31, 1989

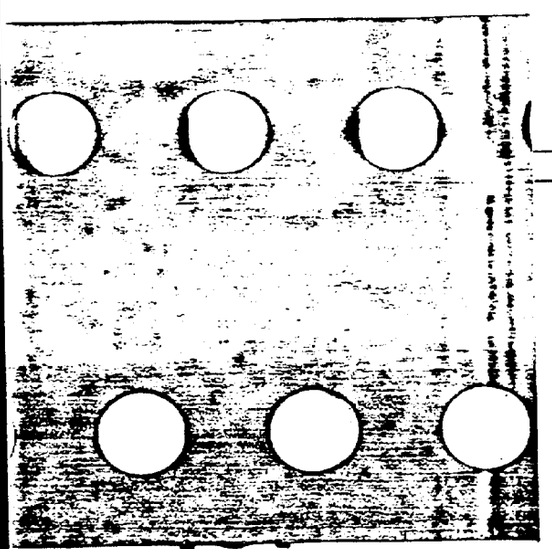
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,000 —
Howard Carter
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1994.
S. Chandler
Deputy Register

94 MAR -4 PM 2:35
FELIX A. DELK, REGISTER
DAVIDSON COUNTY, TN.

24252
IDENTIF. # REFERENCE

T#76 05/04 0101 03CHECK 83.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9269 PAGE 70

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
MISC 9.00
TOTAL 83.00
CHECK 83.00

03/04/94 01 14:37 0001 7976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24252
IDENTIF. ↑ REFERENCE

94 MAR -4 PM 2:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 763392