40366

IDENTIFICATION REFERENCE

94 APR 18 PM 2:42

REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
CANNON, CANNON & COOPER, P.C.
1000 Northchase Drive, Suite 109
P. O. Box 749
Goodlettsville, TN 37070-0749

Based on information provided by the parties.

BOOK 9315 PAGE 759

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
Vicky McMahon Luthy	Same	Map 33
1226 Campbell Road		Parcel 14
Goodlettsville, TN 37072		10 D 31310

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 8th day of April, 1994.

James L Luthy, JR.
AFFIANT

Darlene Windsor
NOTARY PUBLIC

My Commission Expires: 1/25/97 .

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JAMES L. LUTHY, JR., "Grantor," by these presents, do hereby quitclaim and convey unto VICKY McMAHON LUTHY, "Grantee," her heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of James W. Cole Lands, as of record in Plan Book 1, page 100, Chancery Court at Nashville, and of record in Book 58, page 547, Register's Office for said County, and described according to a copy of a survey dated April 21, 1959, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the center line of Campbell Road at the southeast corner of the tract of Tennessee Dr. Pepper Bottling Co., Inc., being the southwest corner of an 8 acre tract conveyed to A. C. Randolph by deed from J. M. Graham and wife, as of record in Book 1973, page 57, Register's Office for said County, said point being 662 feet, more or less, west of the center line of Old Dickerson Road; thence along Randolph's west line, North

4 degrees 15 minutes East 300 feet to an iron pin; thence North 88 degrees West 218 feet to an iron pin; thence South 4 degrees 15 minutes West partly along the center line of a joint driveway, 300 feet to the center line of Campbell Road; thence with the center line of same, South 88 degrees East 218 feet to the point of beginning.

Being the same property conveyed to James L. Luthy, Jr. and wife, Vicky McMahon Luthy, by deed from Charles R. Eanes and wife, Jeannine C. Eanes, and Pearl Graves, a widow, of record in Book 6267, page 987, Register's Office for Davidson County, Tennessee.

Subject to easement for joint driveway as noted in Book 3499, page 584, said Register's Office.

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

This is improved property known as 1226 Campbell Road, Goodlettsville, TN 37072.

WITNESS my hand this 8th day of April, 1994.

James L. Luthy, JR.
JAMES L. LUTHY, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JAMES L. LUTHY, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 1994.

Marlene Windsor
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/97.

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