mail

THIS INSTRUMENT PREPARED BY: **MICHAEL W. EDWARDS, Attorney at Law**
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP 31
PARCEL 41 TRACT 1
42 TRACT II

QUITCLAIM DEED BOOK 9353 PAGE 122

FROM: **FELICIA H. DUTTON**

TO: **HOLLY ANN DUTTON and**
DAVID MARSHALL DUTTON

SEND TAX BILLS TO:
Ms. Holly Ann Dutton
5151 Lickton Pike
Goodlettsville, TN 37072

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **FELICIA H. DUTTON, a widow, Grantor**, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto **HOLLY ANN DUTTON (unmarried) and DAVID MARSHALL DUTTON (unmarried)** all her estate, right, title, interest and claim in and to a certain tract or parcel of land in ***Davidson County,*** Tennessee, described as follows, to wit:

TRACT #1:

SITUATED in the 10th District of said County and more fully described as follows:

BEGINNING at a large beech tree, a corner between Mrs. Harris, Jess Owens, and the property herein conveyed to Martha Susie Owens; thence S. 66-1/2 degrees W. 29 poles to a stone on the south side of a dry drain; thence S. 70-1/2 degrees W. 51-1/2 poles to a stake in Jim Dale's meadow; thence S. 2-1/2 degrees W. 41 poles to a stake near the top of ridge; thence N. 70-1/2 degrees E. 80-1/2 poles to a stone in Albert Durard's line; thence with the said Albert Durard's line N. 23 degrees East 34.88 poles to the beginning, containing by survey 17.2 acres.

BEING the same property conveyed to James M. Dutton and wife, Felicia H. Dutton, by deed from Odell Hudgens, Jr., and wife, Ruth Helen Hudgens, and J. F. Hudgens and wife, Hazel Hudgens, of record in Book 1810, page 537, Register's Office for Davidson County, Tennessee, the said JAMES M. DUTTON having since died.

TRACT #2:

A tract of land in the 10th, formerly the 22nd, Civil District of said County, described as follows:

BEGINNING at a stake about 8 feet north of beech and dogwood pointers and running thence North 24 poles to a hickory; thence North 17-1/2 degrees east 35 poles to a stake with sycamore pointer; thence North 52 degrees west 40-1/2 poles to a point on north bank of creek; thence South 54 degrees west 19 poles to a stake; thence South 25-1/4 degrees west 29 poles to a stake; thence South 15 degrees west 71.40 poles to a point in creek; thence North 76-1/4 degrees east 42.24 poles to a stone on the south side of dry drain; thence North 66-1/2 degrees east 29 poles to the point of beginning, containing 30 acres, more or less.

BEING the same property conveyed to James Marshall Dutton and wife, Felicia Hudson Dutton, by deed from Margaret Dutton and Robert Dutton as Trustees for John W. Dutton, and Mrs. Mary Etta Vaughn, of record in Book 1417, page 378, Register's Office for Davidson County, Tennessee, the said JAMES MARSHALL DUTTON having since died.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of February, 1994.

Felicia H Dutton

FELICIA H. DUTTON
(By: MARSHALL H. DUTTON by Power of Attorney of record in Record Book 211, page 750, Register's Office for Sumner County)

52827

IDENTIFICATION REFERENCE

94 MAY 23 AM 10:54

DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARSHALL H. DUTTON**, known to me (or satisfactorily proven), to be the person whose name is subscribed as *Attorney-in-Fact* for ***FELICIA H. DUTTON***, and acknowledged that he executed the foregoing instrument as the act of his principal for the purposes therein contained.

WITNESS my hand and seal at office in Goodlettsville Tennessee, this 1st day of February, 1994.

Judie F. Cruse
NOTARY PUBLIC

My Commission Expires November 22, 1997

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marshall H Dutton
AFFIANT

Sworn to and subscribed before me, this 1st day of February, 1994.

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

Judie F. Cruse
NOTARY PUBLIC

My Commission Expires: My Commission Expires November 22, 1997