83945

IDENTIF. & REFERENCE

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

BOOK 9444 PAGE 161

94 AUG 23 PM 3:42

FELIX E. DAVIDSON COUNTY, TN. REGISTER

File #: _94-1489_____

MAIL ENV.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Tammy Vaughn, Married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Kendal J. Davis, Married

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, star at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed book 5334 page 830 in the Register's Office of Davidson County, Tennessee; Thence with said right-of-way, North 87 degrees 36 minutes 07 seconds West 396.96 feet to the beginning of a turn-in curve to the westerly margin of a 50 foot wide easement for Ingress/Igress, Drainage and Utilities, said curve being concave to the northwest and having a radius of 25.00 feet; Thence, with said curve and severing the property of Noble C. Caudill, II, of record in Deed Book 8114 page 913 in said Register's Office, northeasterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; thence, continuing to sever said Caudill property with said westerly margin of said easement as follows: North 88 degrees 23 minutes 53 seconds; east 508.00 feet to the beginning of a curve in said margin concave to the east and having a radius of 890.00 feet; thence with said curve an arc distance of 674.60 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, continuing with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the west and having a radius of 316.95 feet; Thence, with said curve northerly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence continuing with said margin, North 5 8 degrees 18 minutes 28 seconds West 333.56 feet to an iron pin, the point of Beginning;

~~TO FIND THE POINT OF BEGINNING, star at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed book 5334 page 830 in the Register's Office of Davidson County, Tennessee; Thence with said right-of-way, North 87 degrees 36 minutes 07 seconds West 396.96 feet to the beginning of a turn-in curve to the westerly margin of a 50 foot wide easement for Ingress/Igress, Drainage and Utilities, said curve being concave to the northwest and having a radius of 25.00 feet; Thence, with said curve and severing the property of Noble C. Caudill, II, of record in Deed Book 8114 page 913 in said Register's Office, northeasterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; thence, continuing to sever said Caudill property with said westerly margin of said easement as follows: North 88 degrees 23 minutes 53 seconds; east 508.00 feet to the beginning of a curve in said margin concave to the east and having a radius of 890.00 feet; thence with said curve an arc distance of 674.60 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, continuing with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the west and having a radius of 316.95 feet; Thence, with said curve northerly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence continuing with said margin, North 5 8 degrees 18 minutes 28 seconds West 333.56 feet to an iron pin, the point of Beginning;~~ "See Exhibit A for continuation of legal discription"

This is improved property known as: Lot 12, Dry Run Road

Witness my/our hand(s) this 10th day of August, 1994.

Tammy Vaughn

X James R. Vaughn

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

State of Tennessee
County of Sumner

On this 10th day of August, 1994, before me, a Notary Public in and for said State and County, personally appeared Tammy Vaughn, ~~XXXXXXX~~d and James R. Vaughn with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

AFFIANT

Subscribed and sworn to before me, this the 15th day of August, 1994.

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 004-00-0 196.00

ADDRESS OF NEW OWNER:

Kendal J. Davis
P.O. Box 2484
Hendersonville, TN 37077

SEND TAX BILLS TO:

Same as Owner

EXHIBIT A

Thence, leaving said margin and continuing to sever said Caudill property as follows: South 31 degrees 41 minutes 32 seconds West 723.01 feet to an iron pin; Thence, North 55 degrees 40 minutes 10 seconds West 304.14 feet to an iron pin; Thence North 31 degrees 41 minutes 32 seconds East 709.88 feet to an iron pin in said westerly margin; Thence, with said margin, South 58 degrees 18 minutes 28 seconds East 304.42 feet to the Beginning containing 5.01 acres.

Being the same property conveyed to Kendall J. Davis, and Tammy Vaughn by deed of record in Book 9273 at page 822, said Register's Office.

James R. Vaughn, spouse of Tammy Vaughn, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

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