THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Ebb Wayne Woodard 5345 Lickton Pike Goodlettsville, TN 37072	Same	Map 24 Parcel P/O 4.00

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, a widow, hereinafter referred to as the "GRANTOR", and EBB WAYNE WOODARD, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, the GRANTOR, has this day bargained, sold and quitclaimed unto EBB WAYNE WOODARD, the GRANTEE, his heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee described according to a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465 as follows:

Beginning at an old iron pin in the northerly margin of an old private road, the most westerly corner of that tract of land conveyed to Milton J. Woodard and wife Ozell B. Woodard of record in Book 3221 page 091, Register's Office for Davidson County, Tennessee; thence, leaving said road north 05° 42 minutes 48 seconds east 400.04' to an iron pin at a corner post in the line of the property conveyed to Albert Powell of record in Book 5025 page 280 Register's Office for Davidson County, Tennessee; thence, with the line of Powell south 83° 59 minutes 34 seconds east 573.89' to an iron pin; thence, south 05° 42 minutes 48 seconds west 457.96' to an iron pin; thence, north 87° 24 minutes 43 seconds west 91.94' to an iron pin; thence, with a line crossing the old private road south 05° 42 minutes 48 seconds west 65.00' to an iron pin; thence, north 90° 00 minutes 00 seconds west 100.00' to an iron pin; thence, north 62° 18 minutes 14 seconds west 198.32' to an iron pin in the line of the property conveyed to Donald L. Black by deed of record in Book 4049 page 665 Register's Office for Davidson County, Tennessee; thence, with the line of Black north 00° 22 minutes 47 seconds east, and crossing the old private road 65.84' to an iron pin; thence, north 83° 58 minutes 45 seconds west 192.56' to the point of beginning and containing 6.140 acres more or less.

Being a part of the same property being conveyed to Milton J. Woodard and wife Ozell B. Woodard by deed of record in Book 3221 page 091, Register's Office for Davidson County, Tennessee. The said Milton J. Woodard a/k/a Milton Jefferson Woodard, II died intestate on October 28, 1978, at which time ownership and title to the said property became vested in his widow Ozell B. Woodard a/k/a Ozell Bunt Woodard.

The foregoing description was prepared from a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465.

This conveyance is made subject to a permanant, perpetual easement, by prescription for all property owners adjoining a present existing roadway extending from Lickton Pike to the property of Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee, said road having been used by the owners of all properties adjoining the said road as a means of ingress and egress to their respective properties for more than 100 years.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 7th day of September, 1994.

Ozell B. Woodard
OZELL B. WOODARD a/k/a OZELL BUNT WOODARD

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO THE PROPERTY. THE PREPARER, HOMER R. AYERS, ASSUMES NO LIABILITY FOR ANY TAXES, LIENS, ENCUMBRANCES, OR OTHER MATTERS AFFECTING THE TITLE TO THE PROPERTY.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 7th day of September, 1994.

HOMER R. AYERS NOTARY PUBLIC AT LARGE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Ethel Wayne Woodard
AFFIANT

Sworn to and subscribed before me this the 22 day of September, 1994.

Patsy C. Dawson
NOTARY PUBLIC

PATSY C. DAWSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

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IDENTIF. ↑ REFERENCE

94 SEP 26 AM 8:41
REGISTER
DAVIDSON COUNTY, TN.

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