BOOK 9557 PG 463

THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER AS:

Robert L. McGowan, Sr.
2401 River Road
Ashland City, TN 37015

SEND TAX BILLS TO:

Same

MAP: TRACT 7 91-15 289
PARCEL: TRACT 8 91-13 133

7159 12/29 0101 03CHECK 15.00

CHEATHAM COUNTY, STATE OF TENNESSEE
Office of Register, 12-22 1994
I, Dot Dowlen, Register of said county, do certify the foregoing instrument and certificate are registered in said office, in Book No 363 Page No 112 and that they were received 12-22 1994 at 2:30 O'clock M. and entered in Note Book 2 Page 335 Receipt No 15691
Dot Dowlen Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **PEGGY T. McGOWAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **ROBERT L. McGOWAN, SR.**, hereinafter called the Grantee, his heirs and assigns, all my right, title and interest in and to the following described property located in Cheatham County, Tennessee, Davidson County, Tennessee, and Hickman County, Tennessee, to-wit:

Tract No. 1: Land located in the 1st Civil District of Cheatham County, Tennessee, **BEING** Lots Nos. 7 and 9 in Block A in the Turner Addition to the town of Ashland City, as shown on plat of record in Book O, Page 482, Register's Office for Cheatham County, Tennessee, to which record reference is here made. Said lots front 50 feet each on Main Street and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Robert L. McGowan and wife, Peggy McGowan, by deed from Jimmy Allen and Wendell Sanders, of record in Book 190, Page 21, Register's Office for Cheatham County, Tennessee.

Tract No. 2: Land located in the 1st Civil District of Cheatham County, Tennessee, **BEING** the front or westerly portion of Lots Nos. 78, 79 and 80 of Block "F", of the J. J. Lenox Addition to the Town of Ashland City, as shown on plat of record in Book "M", Page 415, Register's Office for Cheatham County, Tennessee, and being more particularly described as follows: **BEGINNING** at a point in the easterly margin of Water Street, at its intersection with Jefferson Street; thence along said margin of Water Street in a northwesterly margin of Water Street 150 feet to a point, the common corner of Lots Nos. 77 and 78; thence along the common line of said lots, in a northeasterly direction 50+- feet to a point; thence leaving said Lot No. 77, in a southeasterly direction 50 feet to a point in the common line of Lots Nos. 78 and 79; thence northeasterly along said common line, 16 feet to a point; thence leaving said common line, in a southeasterly direction, 100 feet

to a point in the northwesterly margin of Jefferson Street; thence along said margin in a southwesterly direction 67.5 feet to the point of beginning.

BEING the same property conveyed to Robert L. McGowan, by deed from Howard R. Baker and wife, Shirley J. Baker, of record in Book 193, Page 389, Register's Office for Cheatham County, Tennessee.

Tract No. 3: Land in the 1st Civil District of Cheatham County, Tennessee, located in the Town of Ashland City, Tennessee, **BEGINNING** at a stake on the south side of Elm Street, said point of beginning being 60 feet from a stake at the southwest corner of the intersection of said Elm Street and Spring Street; thence with Elm Street, 60 feet to a stake, corner of lot sold to Carl Vanhook (now Lewis Dozier); thence with Vanhook's line 130 feet to a stake; thence in an easterly direction 60 feet to a stake; thence in a northerly direction 130 feet to the point of beginning.

BEING the same property conveyed to Robert L. McGowan and Robert L. McGowan, Jr., by deed from Stephen Bryan Pelton and wife, Donna Jean Pelton, of record in Book 232, Page 729, Register's Office for Cheatham County, Tennessee; and the same property conveyed to Robert L. McGowan, by deed from Robert L. McGowan, Jr., of record in Book ___, Page ___, said Register's Office.

Tract No. 4: Land located in the 9th Civil District of Cheatham County, Tennessee, **BEGINNING** at a stone and elm bush on the side of a hill, it being the northwest line of the W. M. Brown place, now Leslie Lovell; thence North 28 degrees 30 minutes West 462 feet to a stake, and continuing on the same bearing 330 feet to a stake; thence North 20 degrees West 82.5 feet to a stake; thence North 7 degrees 30 minutes West 313 feet to a stake; thence North 14 degrees East 362 feet to a point in the center of Sam's Creek; thence with the center of said creek, South 85 degrees West 313.5 feet; South 49 degrees West 165 feet to a point in the northeast line of a 25 feet wide easement or access road; thence continuing with the center of said creek, South 35 degrees West 231 feet; South 18 degrees 30 minutes West 198 feet; South 1 degree 30 minutes East 297 feet; South 18 degrees 30 minutes East 561 feet; South 52 degrees East 445.5 feet to a point in the center of said creek; thence leaving said Creek, North 75 degrees East 410 feet to the beginning, **containing 18.2 acres, more or less**, but excepting any portion of said land which is included in the land owned by the United States of America, by Judgement of record in Book 87, Page 596, said Register's Office.

There is also **included** in this conveyance, a right of way or easement over land belonging to the grantor, 25 feet wide, which shall remain open and unobstructed, from the land hereby conveyed to the public road, known as Sam's Creek Road, which easement or right of way has been surveyed, and the northerly and northeasterly lines thereof being described as follows: **BEGINNING** at a point in the easterly right of way line of said Sams Creek Road, 135 feet northeast of the Caney Branch culvert on said road; thence South 2 degrees 30 minutes East 135 feet; thence South 64 degrees 30 minutes East 452 feet (this line running generally parallel with the north side of Caney Branch and approximately 35 feet from the center of said branch); thence South 33 degrees East, crossing Sam's Creek at 50 feet and continuing 25 feet, in all 75 feet to the tract of land hereinabove described; the total distance of right of way being approximately 662 feet.

BEING the same property conveyed to Frank P. Tant and Robert Lee McGowan, by deed from Harry Notgrass, a

widower, of record in Book 167, Page 536, Register's Office for Cheatham County, Tennessee; and the same property conveyed to Robert L. McGowan, Sr. and wife, Peggy T. McGowan, by deed from Frank P. Tant and Robert Lee McGowan, of record in Book 363, Page 109, Register's Office for Cheatham County, Tennessee.

Tract No. 5: A tract of 52.5 acres, described on the Cheatham County Tax Records as Map 65, Parcel 15, and bounded on the north by the U.S.A. property, on the East by Gunter and Bass; on the South by Leslie Lovell, and on the West by Liebert.

BEING the same property conveyed to Robert L. McGowan and wife, Peggy McGowan, by deed from Harry G. Notgrass, a widower, of record in Book 179, Page 210, Register's Office for Cheatham County, Tennessee.

Tract No. 6: Land located in the 9th Civil District of Cheatham County, Tennessee, **BEING** Lot No. 8, Hidden Coves Estates, Section 2, as shown on the plan of said subdivision, of record in Plat Book 2, Page 98, Register's Office for Cheatham County, Tennessee, to which plat reference is here expressly made.

BEING a part of the same property conveyed to Robert L. McGowan, by deed from Jerry W. Blair and wife, Joy Blair, of record in Book 220, Page 821, Register's Office for Cheatham County, Tennessee.

Tract No. 7: Land located in Davidson County, Tennessee, **BEING** a part of Block 35 of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, described as follows: **BEGINNING** at a point 60 feet north of the southwest corner of the westerly 100 feet of the southerly 180 feet of said Block No. 35 and running thence northwardly with the easterly margin of 50th Avenue, North, 60 feet; thence at right angles, easterly 100 feet to a dead line; thence at right angles southwardly 60 feet to a point 60 feet north of the northerly margin of Nevada Avenue; thence at right angles westwardly 100 feet to the point of beginning.

BEING the same property conveyed to Robert L. McGowan and wife, Peggy McGowan, by deed from Robert W. Kirby and wife, Peggy Kirby, of record in Book 4501, Page 350, Register's Office for Davidson County, Tennessee.

Tract No. 8: Land located in Davidson County, Tennessee, **BEING** Lot No. 138 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 60 feet on the northerly side of Twin Street and runs back between parallel lines 170 feet, more or less, to an alley.

BEING a part of the same property conveyed to Robert L. McGowan, by deed from Jerry W. Blair and wife, Joy Blair, of record in Book 6042, Page 142, Register's Office for Davidson County, Tennessee.

Tract No. 9: Land located in the 2nd Civil District of Hickman County, Tennessee, **BEING** Lot No. 8 on the unrecorded plat of Morgan Creek Estates, and being more particularly described as follows: **BEGINNING** at an iron pin in the south margin of Morgan Creek Road, the same being the northwest corner of Lot No. 9 of Morgan Creek Estates as shown in a deed of record in Deed Book 89, Page 22, Register's Office for Hickman County, Tennessee; thence with the west line of Lot No. 9, South 42 degrees 56 minutes 49 seconds East 565.91 feet to an iron pin in the centerline of a T.V.A. easement; thence the centerline of said easement, South 52 degrees 09 minutes 37 seconds West 100.37 feet to an iron pin;

thence North 42 degrees 56 minutes 49 seconds West 553.37 feet to an iron pin in the south margin of said road; thence with the south margin of said road, North 44 degrees 59 minutes 06 seconds East 100 feet to the beginning.

BEING a part of the same property conveyed to Robert L. McGowan, by deed from Jerry W. Blair and wife, Joy Blair, of record in Deed Book 65, Page 117, Register's Office for Hickman County, Tennessee.

This conveyance is **SUBJECT** to a T.V.A. easement as shown on said plat.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this 22 day of December, 1994.

Peggy T. McGowan
PEGGY T. McGOWAN

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **PEGGY T. McGOWAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 22 day of December, 1994.

20940
IDENTIF. & REFERENCE

DEC 29 AM 8:1 DAVIDSON COUNTY, TN

MAIL ENV.

James W. Stennett, Jr.
Notary Public

NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

My Commission Expires: 4-30-96

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

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

Robert L. McGowan
Affiant

Subscribed and sworn to before me, this the 22 day of December, 1994.

James W. Stennett, Jr.
Notary Public

NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

My Commission Expires: 4-30-96