BOOK 9557 PG 467

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER AS:

Peggy T. McGowan
2401 River Road
Ashland City, TN 37015

7160 12/29 0101 03CHECK 12.00

SEND TAX BILLS TO:

Same

MAP: TRACT 3 103-3 268
PARCEL: TRACT 4 91-13 53

94 DEC 29 PM 3:49

MAIL ENV.

20941
IDENTIF. & REFERENCE

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, **ROBERT L. McGOWAN, SR.**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **PEGGY T. McGOWAN**, hereinafter called the Grantee, her heirs and assigns, all my right, title and interest in and to the following described property located in Cheatham County, Tennessee, and Davidson County, Tennessee, to-wit:

Tract No. 1: Land located in the 9th Civil District of Cheatham County, Tennessee, **BEGINNING** at a stake in the North edge of River Road, the southeast corner of this lot and the southwest corner of the lot of Clarence L. Fields, being reserved; thence, with said Field lot, North 21-1/2 degrees East 539 feet to a stake in fence row in Seat's line; thence, with Seat's line, North 72 degrees West 183.1 feet to a stake in the edge of road leading into Lakeview Estate Subdivision; thence with said road as follows: South 16 degrees West 49.7 feet; South 28-1/2 degrees West 99 feet; South 34 degrees West 198 feet; South 20-1/2 degrees West 49.5 feet; and South 1 degree West 99 feet to a stake in the edge of said River Road; thence, with the North line of River Road as follows: South 59 degrees East 99 feet; South 46 degrees East 99 feet; and South 39-1/2 degrees East 216-1/2 feet to the point of beginning, containing 2-3/4 acres, more or less.

BEING the same property conveyed to Robert Lee McGowan, Sr. and wife, Peggy Tant McGowan, by deed from Clarence L. Fields, a widower, of record in Book 130, Page 172, Register's Office for Cheatham County, Tennessee.

Tract No. 2: Land located in the 1st Civil District of Cheatham County, Tennessee, **BEGINNING** at an iron pin on the west edge of Gallaher Street, same being 83 feet from A. M. Jordan's line and 10 feet north of common corner of Lots Nos. 5 and 6 on unrecorded plan of Turner Street Addition; thence with the west margin of Gallaher Street, North 10 degrees 30 minutes East 70 feet to a stake, corner of Lot No. 4; thence with the south line of Lot No. 4, a westerly direction 181 feet to a stake in the line of Lot No. 2; thence with the

line of Lot No. 2 and No. 1, a southwesterly direction 90 feet, more or less, to a stake 10 feet from corner of Lot No. 6; thence a northerly direction 230 feet, more or less, to the point of beginning. **Being the northerly 70 feet, (excluding the southerly 10 feet) of Lot No. 5 on said plan.**

BEING the same property conveyed to Robert L. McGowan, Sr., by deed from Olen Chester Vaughn and wife, Linda C. Vaughn, of record in Book 171, Page 581, Register's Office for Cheatham County, Tennessee.

Tract No. 3: Land in Davidson County, Tennessee, **BEING** Lot No. 10 of Block 5, Sylvan Park Plan as of record in Book 332, Page 104, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines, 160 feet 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. 4: Land in Davidson County, Tennessee, **BEING** Lot No. 15 of Block "H" on the Map of Croleywood, Section II, as of record in Book 1130, Page 100, Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert L. McGowan and wife, Peggy T. McGowan, by deed from Richard E. Bramble and wife, Glenna H. Bramble, of record in Book 4658, Page 224, Register's Office for Davidson County, Tennessee.

Robert L. McGowan, Sr. and Robert L. McGowan are one and the same persons.

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.

Robert L. McGowan Sr.

ROBERT L. McGOWAN, SR.

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **ROBERT L. McGOWAN, SR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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.

James W. Stennett Jr.
Notary Public

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.

Peggy J. McGowan
Affiant

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

James W. Stennett Jr.
Notary Public

My Commission Expires: 4-30-96

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. 116 and that they were received 12-22 1994 at 2:30 O'clock P M. and entered in Note Book 0 Page 335 Receipt No 15642
Dot Dowlen Register