MAP 101-000-0 185

SEND TAX STATEMENTS TO: (New Owner)
JIMMY P. LOCKERT, TRUSTEE
105 SYCAMORE STREET
ASHLAND CITY, TN 37015

Mail

THIS INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TN 37015

QUITCLAIM DEED

THIS instrument made and entered into on this the 17th day of April, 1995, between MICHAEL R. CAMPBELL, Grantor, and JIMMY P. LOCKERT, TRUSTEE, Grantee.

THAT for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MICHAEL R. CAMPBELL, hereby QUITCLAIMS and CONVEYS to JIMMY P. LOCKERT, TRUSTEE, with full power to convey, encumber, sell all or any portion thereof, and otherwise transfer without the joinder of any other person, and by the presents remises, releases and quitclaims all his right, title and interest in and to the following described real estate situated in the 8th Civil District of Davidson County, Tennessee, and described as:

> FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN.
>
> And being the same property conveyed to Michael R. Campbell by deeds of record at Book 9635, page 585, Register's Office for Davidson County, Tennessee.
>
> THIS DEED is prepared from information of prior deeds furnished by Grantor.

The hereinabove described property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

52866
IDENTIF. & REFERENCE

95 APR 19 AM 8:58
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

RE: PROPERTY DESCRIPTION FOR MICHAEL R. CAMPBELL TO JIMMY P. LOCKERT, TRUSTEE, QUITCLAIM DEED

Beginning at an iron pin at the southwesterly corner of Horace Frank Carlton, as recorded in Deed Book 6986, page 852, Register's Office for Davidson County, Tennessee, also being the northeasterly corner of the Mike Campbell tract as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee, thence with said westerly line of Horace Frank Carlton, South 45 deg. 16' 19" East 280.28 feet to a point; thence, severing the Mike Campbell Tract, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, South 37 deg. 11' 47" East 566.34 feet to a point; thence North 52 deg. 48' 13" West 1533.31 feet to a point in the southerly line of Mike Campbell as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee; thence with Mike Campbell's southerly line, North 89 deg. 23' 18" East 206.73 feet to a 30" elm; thence North 51 deg. 42' 20" East 492.03 feet to the point of beginning and containing 5.00 acres, more or less.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress easement for access to a tract to the west, as shown on the attached exhibit and which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the southwesterly corner of James R. Hinchman, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301; thence with the westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence severing the Mike Campbell tract as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, North 52 deg. 48' 13" West 511.21 to a point; thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13" East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres, more or less.

IN TESTIMONY WHEREOF, the Grantor herein has hereunto set his signature(s), this the day and date first above written.

MICHAEL R. CAMPBELL

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 MICHAEL R. CAMPBELL, with whom I am personally acquainted, and who, acknowledged, that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at Ashland City, Tennessee, this the 17th day of April, 1995.

V. Joyce Loyd
NOTARY PUBLIC

My Commission Expires: May 10, 1998

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value for this transfer is $ zero.

AFFIANT

Sworn to and subscribed before me, this the 17th day of April, 1995.

V. Joyce Loyd
NOTARY PUBLIC

My Commission Expires: May 10, 1998

V. JOYCE LOYD NOTARY PUBLIC STATE OF TENNESSEE

FEE 24.00 TAX 0.CASH 12.00