Mail

BOOK 9659 PG 933

This Instrument Prepared By:
J. MICHAEL JACOBS, ESQ.
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner:	Send Tax Bills To:	Map-Parcel #
THOMAS S. ALBRIGHT	SAME	Map 173
6617 Fairview Road		P-O PAR. 119
Hixson, Tennessee 37343		

QUITCLAIM DEED

WHEREAS, THOMAS S. ALBRIGHT, GEORGE L. ALBRIGHT, DIANE ALBRIGHT and PATRICK W. ALBRIGHT were owners as tenants in common of an equal one-fourth (1/4) undivided share each representing six (6) acres, more or less, in the below described real estate; and

WHEREAS, GEORGE L. ALBRIGHT on May 6, 1993, conveyed by Quitclaim Deed a one-eighth (1/8) undivided interest of his portion of the property representing three (3) acres, more or less, unto THOMAS S. ALBRIGHT as of record in Book 8943, Page 53 Register's Office Davidson County, Tennessee; and

NOW WHEREAS, the said GEORGE L. ALBRIGHT does desire to convey and assign an additional one (1) acre of the remaining three (3) acres owned by him unto the said THOMAS S. ALBRIGHT, retaining and reserving two (2) acres unto himself, Now;

THEREFORE, AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, We, GEORGE L. ALBRIGHT and Wife, PATRICIA L. ALBRIGHT, by these presents do hereby quitclaim and convey an undivided one (1) acre interest unto THOMAS S. ALBRIGHT, his successors and assigns, retaining and reserving unto GEORGE L. ALBRIGHT two (2) acres, in and to the following described tract of land:

> Land in the 5th Civil District of Davidson County, Tennessee described in a survey made by Petty & Petty, Surveyors dated March 17, 1975 as follows, to wit:
>
> Beginning at a point on the South side of Barnes Road, the Northwest corner of this tract and running thence with the South side of said Barnes Road South 52 deg. 50 mins. East 200 feet to a point; thence with the South side of the said Barnes Road South 67 deg. 20 min. East 109 feet to a point, the point being the Northeast corner of this tract or parcel of land; thence South 3 deg. 46 min. East 693 feet to a point; thence South 40 deg. 10 min. East 397 feet to a point; thence 87 deg. 10 min. East 80 feet to a point; thence South 3 deg. 48 min. East 242 feet to a point, the same being the Southeast corner of this tract or parcel of land; thence North 85 deg. 00 min. West 765 feet to a point, the point being the Southwest corner of this tract or parcel of land; thence North 1 deg. 20 min. West 1720.5 feet to a point; thence North 4 deg. 30 min. East 816 feet to a point on the South side of the said Barnes Road, the same being the point of beginning, and containing 30.36 acres, more or less.
>
> Being the same property conveyed to George L. Albright, Sr. by deed from Fred A. Albright, Jr., John W. Albright, Ruth C. Preuett and William R. Albright of record in Book

4927, Page 836, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in the 5th Civil District of Davidson County, Tennessee, described by a survey made by John E. McAleer, Jr., Surveyor dated April 16, 1985, as follow, to wit:

Beginning at a point on the South side of Barnes Road at the Northwest corner of the tract of land conveyed to George L. Albright, Sr. as of record in Book 4927, page 836, Register's Office for Davidson County, Tennessee, thence South 55 deg. 28 min. 01 sec. East 126.45 feet to a point, thence along the south side of the said Barnes Road 23.55 feet to an iron pin; thence South 1 deg. 36 min. 56 sec. West 394.29 feet to an iron pin; thence South 4 deg. 30 min. 00 sec. West 579.86 feet to an iron pin; thence South 0 deg. 47 min. 53 sec. East 752.05 feet to an iron pin; thence South 89 deg. 12 min. 07 sec. West 150.00 feet to an iron pin; thence North 0 deg. 50 min. 46 sec. West 764.03 feet to an iron pin; thence North 3 deg. 43 min. 31 sec. East 250.11 feet to a corner stone; thence North 5 deg. 45 min. 30 sec. East 204.22 feet to an old monument; thence North 4 deg. 30 min. 00 sec. East 595.91 feet to the point of beginning, containing 6.0 acres more or less.

Being part of the property conveyed to THOMAS S. ALBRIGHT, GEORGE L. ALBRIGHT, DIANE ALBRIGHT and PATRICK W. ALBRIGHT by deed from FRANCES C. ALBRIGHT of record in Book 6707, Page 657, Register's Office for Davidson County, Tennessee and an undivided one-eighth (1/8) interest or three (3) acres, more or less having been conveyed to THOMAS S. ALBRIGHT by deed from GEORGE L. ALBRIGHT ET. UX. of record in Book 8943, Page 53, Register's Office for Davidson County, Tennessee.

This is the same description used in the previous deed.

Grantor's Wife joins in this conveyance to convey her marital interest, if any, in said property.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Thomas S. Albright
THOMAS S. ALBRIGHT

Sworn to and subscribed before me this 26 day of April, 1995.

Jeanette D. Jacobs
NOTARY PUBLIC

My commission expires: 11-28-98

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

WITNESS our hands this 26th day of April, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GEORGE L. ALBRIGHT

PATRICIA L. ALBRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named, GEORGE L. ALBRIGHT and Wife, PATRICIA L. ALBRIGHT, the Bargainors 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 offical seal at Nashville, Tennessee, this 26th day of April, 1995.

Jeanette D. Jacobs
NOTARY PUBLIC

My commission expires: 11-28-98

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IDENTIF. & REFERENCE

95 MAY -1 PM 4:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

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