0086522

IDENTIFICATION REFERENCE

BOOK 9753 PG 640

4/4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

95 AUG -4 PM 3:27

REGISTER
DAVIDSON CTY. TN.

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

The actual consideration for this transfer is $-0-.

Lisa R. Hayes Lucas
AFFIANT

Subscribed and sworn to before me, this 3rd day of August, 1995.

Janette H. Howell
Notary Public

My Commission Expires: 10-24-98

| Address New Owners As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Lisa R. Hayes Lucas<br>111 Lakewood Drive<br>Madison, TN 37115 | 111 Lakewood Drive<br>Madison, TN 37115 | Map 51<br>Parcel 160 and<br>Parcel 187 |

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **JAMES T. HAYES, SR., unmarried** ("Grantor"), for love and affection, and as a gift, and for no monetary consideration, hereby releases, remises, quitclaims and gives unto **LISA R. HAYES LUCAS, being one and the same person as LISA R. HAYES ROBERTS,** ("Grantee") a 9.609% undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the southerly boundary line of property owned by Chippington Towers II as recorded in Deed Book 5164 page 758, Register's Office of Davidson County, Tennessee (R.O.D.C.T.) said iron pin being located easterly from an existing concrete monument in the easterly right-of-way of Gallatin Road as follows:

Beginning at said monument; thence, with said right-of-way South 25° 51' 20" West 17.00 feet to the centerline of a private access easement as referred to in Deed Book 3962 page 988, R.O.D.C.T.; thence with the centerline of said easement and severing the property of Spring Hills Cemetery of record in Deed Book 504 page 294 R.O.D.C.T. as follows: South 71° 35' 40" East 360.67 feet to the beginning of a curve, concave to the North having a radius of 1045.729 feet; thence, with said curve an arc distance of 154.41 feet through a central angle of 8° 27' 36" to the point of tangency; thence, continuing with said centerline South 80° 03' 20" East 284.57 feet to the beginning of a curve concave to the South and having a radius of 179.870 feet; thence, with said curve an arc distance of 124.77 feet through a central angle of 39° 44' 35" to the point of tangency; thence continuing with said centerline South 40° 19' 00" East 106.38 feet to the beginning of a curve concave to the North and having a radius of 110.58 feet; thence, with said curve an arc distance of 85.47 feet through a central angle of 44° 17' 04" to the point of tangency; thence, continuing with said centerline South 84° 36' 00" East 45.96

feet to the beginning of a curve concave to the South and having a radius of 85.132 feet; thence, with said curve an arc distance of 12.05 feet through a central angle of 8° 06' 26" to a point; thence, leaving the centerline of said access easement North 50° 35' 20" East 54.54 feet to said iron pin, the point of BEGINNING and the Northwest corner of the herein described tract; thence, with the southerly boundary line of said Chippington Towers II property South 71° 53' 20" East 564.73 feet to an iron pin being the Southwest corner of property owned by Madison Suburban Utility District as recorded in Deed Book 971, page 247, R.O.D.C.T.; thence, with the southerly boundary line of said property South 71° 53' 20" East 404.61 feet to an iron pin at the Southeast corner of said property; thence, South 46° 51' 20" East 57.00 feet to an iron pin in the southerly right-of-way of Indian Trail (20 feet from the centerline); thence, with said right-of-way South 58° 34' 00" East 596.44 feet to an iron pin in the northerly boundary line of property owned by Madison Suburban Utility District of record in Deed Book 4737 page 695, Deed Book 1129 page 13, R.O.D.C.T., and other deeds not of record; thence with said boundary as follows: South 68° 31' 40" West 403.20 feet to an iron pin; South 19° 16' 30" East 478.02 feet to a point in an artificial lake; thence, severing said lake, South 66° 21' 00" West 584.76 feet to a concrete monument on the westerly shore of said lake; thence with the westerly shore as follows: North 4° 10' 40" East 75.49 feet to a concrete monument; North 12° 58' 00" East 97.27 feet to an iron pin; North 14° 07' 20" West 106.65 feet to an iron pin; North 34° 12' 20" West 99.14 feet to an iron pin; North 47° 45' 20" West 57.82 feet to an iron pin; North 55° 23' 20" West 61.47 feet to an iron pin; North 19° 08' 40" West 54.36 feet to an iron pin; North 64° 08' 20" West 99.25 feet to a concrete monument; North 74° 57' 00" West 100.86 feet to an iron pin; North 28° 55' 00" West 162.08 feet to an iron pin; North 58° 13' 40" West 36.58 feet to an iron pin; North 32° 44' 00" West 54.60 feet to an iron pin; North 10° 08' 20" West 242.53 feet to an iron pin; North 25° 38' 20" West 71.10 feet to an iron pin; North 51° 16' 20" West 81.64 feet to an iron pin; North 26° 39' 20" West 154.49 feet to an iron pin; North 22° 30' 20" West 204.13 feet to an iron pin; North 50° 35' 20" East 74.04 feet to the beginning containing 23.17 acres.

The above described tract is subject to a 20 foot wide permanent and perpetual private access easement for the purpose of ingress and egress across said tract from the westerly boundary line adjoining Spring Hill Cemetery to the easterly boundary line adjoining Madison Suburban Utility District for the benefit of said Madison Suburban Utility District Property of record in Deed Book 4737, page 695, Deed Book 1129, page 13, R.O.D.C.T., and other deeds not of record and property owned by Ben R. Betty III, the centerline of said easement being more particularly described as follows:

Beginning at an iron pin at the intersection of the centerline of the herein described easement with the easterly boundary line of property owned by Spring Hill Cemetery of record in Deed Book 3962, page 988 and Deed Book 504, page 294, R.O.D.C.T., said pin being on a curve in the centerline of said easement concave to the south having a radius of 85.132 feet, and being South 50° 35' 20" West 54.54 feet from the Northwest corner of the above described tract; thence, with said curve an arc distance of 71.77 feet through a central angle of 48° 18' 31" to the point of tangency; thence, continuing with said centerline, South 28° 11' 00" East 104.49 feet to the beginning of a curve concave to the East and having a radius of 323.532 feet; thence, with said curve an arc distance of 63.343 feet through a central angle of 11° 12' 39" to the point of tangency; thence, continuing with said centerline, South 39° 23' 40" East 52.56 feet to the beginning of a curve concave to the West having a radius of 461.88 feet; thence, with said curve an arc distance of 99.612 feet through a central angle of 12° 21' 24" to the point of tangency; thence, continuing with said centerline, South 27° 02' 20" East 183.00 feet to the beginning of a curve concave to the East and having a radius of 1409.00 feet; thence, with said curve an arc distance of 123.437 feet through a central angle of 5° 01' 10" to the point of tangency; thence continuing with said centerline, South 32° 03' 20" East 33.12 feet to the beginning of a curve concave to the East and having a radius of 351.125 feet; thence, with said curve an arc distance of 154.492 feet through a central angle of 25° 12' 35" to the point of tangency; thence, continuing with said centerline, South 57° 16' 00" East 182.13 feet to the beginning of a curve concave to the North and having a radius of 122.542 feet; thence, with said curve an arc distance of 77.328 feet through a central angle of 36° 09' 19" to the point of tangency; thence, continuing with said centerline, North 86° 34' 40" East 212.22 feet to the beginning of a curve concave to the South and having a radius of 274.531 feet; thence, with said curve an arc distance of 91.289 feet through a central angle of 19° 03' 09" to the point of tangency; thence, continuing with said centerline, South 74° 22' 00" East 46.76 feet to the beginning of a curve concave to the North having a radius of 320.301 feet; thence, with said curve an arc distance

of 101.500 feet through a central angle of 18° 09' 23" to an iron pin in the Westerly boundary line of said Madison Suburban Utility District property.

Exclusion

Included in the above description, but specifically excluded therefrom is a tract beginning at an iron pin in the Westerly boundary line of said Madison Suburban Utility District property, said iron pin being that certain iron pin referred to in the last call of the above description of the 20 feet wide access easement; thence South 19° 16' 30" East 293.28 feet along said boundary line to an iron pin; thence leaving said boundary line South 48° 12' 00" West 52.90 feet, thence South 66° 15' 00" West 85.51 feet to an iron pin; thence South 80° 16' 40" West 154.13 feet to an iron pin; thence North 57° 20' 20" West 105.81 feet to an iron pin; thence North 40° 34' 20" West 193.59 feet to an iron pin; thence North 64° 46' 20" West 102.39 feet to an iron pin; thence North 3° 59' 40" East 147.00 feet to an iron pin located in the centerline of said 20 foot wide access easement; thence, continuing with said centerline, North 86° 34' 40" East 212.22 feet to the beginning of a curve concave to the South and having a radius of 274.531 feet; thence, with said curve an arc distance of 91.289 feet through a central angle of 19° 03' 09" to the point of tangency; thence, continuing with said centerline, South 74° 22' 00" East 46.76 feet to the beginning of a curve concave to the North having a radius of 320.301 feet; thence, with said curve an arc distance of 101.500 feet through a central angle of 18° 09' 23" to the point of beginning.

This description is based on a field survey completed on July 27, 1984 by Robert H. Cummings, Tennessee Registered Land Surveyor No. 693. This description is the same as in the previous deed of record, the same being at Book 6481, page 932, Register's Office for Davidson County, Tennessee.

Being the same property in which (a) a one half (1/2) undivided interest was conveyed to James T. Hayes, Sr. and James T. Hayes, Jr. by Correction Deed from Third National Bank in Nashville, Executor under the will of Newman Cheek, deceased, of record at Book 6481, page 932, Register's Office for Davidson County, Tennessee, the said James T. Hayes, Jr. having since died and by will probated at Docket Book 94P1311, Probate Court for Davidson County, Tennessee, the interest of James T. Hayes, Jr. having vested in his widow, Marylyn Poteete Hayes; (b) a 23.045% undivided interest was conveyed to James T. Hayes, Sr. by Deed of Correction from James T. Hayes, Sr. and Third National Bank in Nashville, Co-Executors under will of Mary S. Hayes, deceased, of record at Book 6218, page 438, Register's Office for Davidson County, Tennessee; the total undivided percentage interest of James T. Hayes, Sr. in such property being 48.045%; (c) an 8.985% undivided interest was conveyed to James T. Hayes, Jr. by Deed of Correction from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 6218, page 432, Register's Office for Davidson County, Tennessee, the said James T. Hayes, Jr. having since died and by will probated as Docket No. 94P1311, Probate Court for Davidson County, Tennessee, the interest of James T. Hayes, Jr. having vested in his widow, Marylyn Poteete Hayes; (d) a 3.594% undivided interest was conveyed to Teresa Fay Hayes by Quitclaim Deed from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 7291, page 927, Register's office for Davidson County, Tennessee; (e) a 3.594% undivided interest was conveyed to Brenda Denise Hayes LeMay by Quitclaim Deed from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 7291, page 934, Register's Office for Davidson County, Tennessee; (f) a 3.594% undivided interest was conveyed to Andrea Cherrie Hayes by Quitclaim Deed from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 7291, page 941, Register's Office for Davidson County, Tennessee; (g) a 3.594% undivided interest was conveyed to Lisa R. Hayes Roberts by Quitclaim Deed from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 7291, page 948, Register's Office for Davidson County, Tennessee; and (h) a 3.594% undivided interest was conveyed to Kristie M. Hayes by Quitclaim Deed from Third National Bank in Nashville, Testamentary Trustee under will of Mary Stratton Hayes, deceased, of record at Book 7403, page 515, Register's Office for Davidson County, Tennessee

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

**WITNESS** my hand this 2nd day of August, 1995.

**JAMES T. HAYES, SR.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES T. HAYES, SR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 2nd day of August, 1995.

Notary Public

My Commission Expires: 3-27-99

NOTARY PUBLIC AT L[illegible]

9222 08/04 0101 03CHECK 16.00