BOOK 9810 PG 898

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Leroy Allen, et ux 4317 Little Marrowbone Creek Road, Rt. #1 Joelton, TN 37080	Same as New Owner	37-00-0 43.00

THIS QUITCLAIM DEED made and entered into on the day and date last acknowledged below by and between VERNON S. ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN, FLORENCE GADDIS and HUBERT E. ALLEN, JR., hereinafter referred to as the "GRANTORS"; and, LEROY ALLEN and wife, MABEL LOUISE ALLEN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, by deed of record in Book 975, page 158, Register's Office for Davidson County, Tennessee, Mrs. Jennie Cato and husband conveyed to H. E. Allen a/k/a Hubert E. Allen, Sr. and wife, Hattie Allen, certain real property in Davidson County, Tennessee, as described therein; and,

WHEREAS, the said H. E. Allen a/k/a Hubert E. Allen, Sr. died testate a citizen and resident of Davidson County, Tennessee, predeceased by his wife, Hattie Allen, and by the terms of his Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, in Minute Book 243, page 817, a tract of land containing 22.66 acres, more or less, was devised to Hubert E. Allen, Jr.; and,

WHEREAS, by deed of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee, the said Hubert E. Allen, Jr. conveyed the said property to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., all of whom are brothers and sisters, as tenants in common; and,

WHEREAS, Vallie Mai Allen died intestate on August 4, 1985, at the age of 57 years, unmarried and without bodily issue or adopted children, at which time her share in the said property became vested in Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.; and

WHEREAS, the parties hereto have entered into certain agreements for the division of the said property, in accordance with a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271; and,

WHEREAS, the parties have agreed to execute and deliver Quitclaim Deeds pursuant to that partition and division.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the GRANTORS, VERNON S. ALLEN, ETHEL KURTZ, GENEVA ALPHIN, FLORENCE GADDIS and HUBERT E. ALLEN, JR., have this day bargained, sold and quitclaimed unto the GRANTEES, LEROY ALLEN and wife, MABEL LOUISE ALLEN, as tenants by the entirety, all of the GRANTORS' right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, being Tract 1, described according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

BEGINNING at a point which is South 42° 15' East 361.27 feet from the southerly margin of Little Marrowbone Creek Road, and which point of said margin of said road is South 76° 30' W 57.03 feet from the corner of the C.W.S. Limited property of record in Book 6496, page 996, Register's Office for Davidson County, Tennessee; thence, South 66° 00' 00" East 116.06 feet to a point; thence, South 35° 34' 31" West 245.94 feet to an iron pin; thence, South 08° 31' 22" West 346.16 feet to an iron pin; thence, South 21° 50' 25" West 1106.70 feet to an iron pin; thence, South 82° 00' 00" West 89.19 feet to an iron pin; thence North 17° 47' 00" East 1201.11 feet to a point; thence, North 05° 45' 00" East 428.65 feet to a point; thence, North 71° 41' 40" East 188.06 feet to the point of beginning, containing 5.34 acres, more or less.

BEING a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr., of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee. The said Vallie Mai Allen, died intestate, on August 4, 1985 at the age of 57 years, a citizen and resident of Davidson County, Tennessee, unmarried and without issue, at which time her interest in the said property became vested in her

brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.

The parties hereto, both GRANTORS and GRANTEES, dedicate and convey a perpetual, non-exclusive right of way for ingress and egress and a public utility easement for the installation, maintenance, upkeep and repair of electrical service lines, gas lines, telephone service lines, and other utility installations of every kind and description, to serve the properties this date conveyed to Leroy Allen and wife, Mabel Louise Allen, and Vernon S. Allen and wife, Shirley Ann Allen, a right of way and easement, described as follows, to-wit:

ROADWAY AND UTILITIES EASEMENTS

BEGINNING at a point in the Southeasterly margin of Little Marrowbone Creek Road, said point being the Northeast roadway corner of the original tract of land conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mae Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr. by deed from Hubert E. Allen, Jr. of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee; thence, at or near the center of Spicewood Branch; thence leaving said margin of said road South 42° 15' East 323.33 feet to a point; thence, South 66° 00' East 126.00 feet to a point; thence, South 21° 30' East 277.00 feet to a point; thence, South 07° 30' East 235.84 feet to a point; thence, South 64° 27' 00" West 52.59 feet to a point; thence, North 07° 30' West 246.00 feet to a point; thence, North 21° 30' West 250.41 feet to a point; thence, North 66° 00' West 116.06 feet to a point; thence, North 42° 15' West 361.27 feet to a point in the southeasterly margin of Little Marrowbone Creek Road; thence, with said margin of said road North 76° 30' East 57.03 feet to the point of beginning.

BEING a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr., of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee. The said Vallie Mai Allen, died intestate, on August 4, 1985 at the age of 57 years, a citizen and resident of Davidson County, Tennessee, unmarried and without issue, at which time her interest in the said property became vested in her brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.

The parties hereto direct that the said land, right of way and easements be owned by Leroy Allen and wife, Mabel Louise Allen, and Vernon S. Allen and wife, Shirley Ann Allen, each owning a prorata undivided interest and that each of the said contiguous land owners shall share equally in the cost of all maintenance and upkeep for the said right of way and easements.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and date acknowledged below.

"GRANTORS"

Geneva Alphin
GENEVA ALPHIN

Vernon S Allen
VERNON S. ALLEN

Florence Gaddis
FLORENCE GADDIS

Hubert E. Allen Jr
HUBERT E. ALLEN, JR.

Ethel A Kurtz
ETHEL A. KURTZ

"GRANTEES"

Leroy Allen
LEROY ALLEN

Mabel Louise Allen
MABEL LOUISE ALLEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON S. ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN, HUBERT E. ALLEN, JR., LEROY ALLEN and MABEL LOUISE ALLEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of Nov., 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF VIRGINIA }
COUNTY OF Va. Beach }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE GADDIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12 day of Nov., 1988.

Karen G Beasa
NOTARY PUBLIC

My Commission Expires: September 14, 1991

My term of office expires on the 14th of September, 1990. I was commissioned a notary public as Karen Gaddis.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

James Leroy Allen
Affiant

Sworn to and subscribed before me this the 29th day of Sept, 1988.

J. Chandler, Dep Reg
~~NOTARY PUBLIC~~

~~My Commission Expires:~~ _____

0106511
IDENTIF. ↑ REFERENCE

PICK-UP

95 SEP 29 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0723 09/29 0101 01CASH 20.00