THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055

112-00-0
155.00
E
A/C 035.00

QUITCLAIM DEED

BOOK 9870PG171

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, HIGHWAY 47 LUMBER COMPANY, a Partnership composed of RAYMOND GOODMAN and JAMES C. DAWSON, convey and quitclaim unto JAMES C. DAWSON, their heirs and assigns, all of their right, title and interest in and to the following described real estate, to wit:

TRACT 1: Lying and being in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a metal fence post set in the intersection of the west margin of Longview Drive and the north margin of Old Charlotte Road, said point being the northernmost southeast corner of the herein described tract; thence from said point of beginning and with the north margin of Old Charlotte Road the following calls: South 47 degrees 50 minutes 27 seconds West 61.03 feet, South 53 degrees 07 minutes 48 seconds West 54.02 feet, South 56 degrees 03 minutes 55 seconds West 47.69 feet, South 57 degrees 38 minutes 24 seconds West 35.29 feet, South 59 degrees 24 minutes 00 seconds West 47.30 feet, South 62 degrees 39 minutes 38 seconds West 48.88 feet, South 65 degrees 03 minutes 33 seconds West 66.39 feet, South 66 degrees 14 minutes 46 seconds West 57.83 feet, South 66 degrees 41 minutes 14 seconds West 128.87 feet, South 66 degrees 52 minutes 06 seconds West 18.77 feet to an oak tree in the north margin of Old Charlotte Road, said point being the southernmost southwest corner of the herein described tract; thence from said point and leaving said margin North 30 degrees 38 minutes 41 seconds West 175 feet to a metal fence post set; thence North 54 degrees 49 minutes 48 seconds West 785.40 feet to a metal fence post set in the south line of west; thence with the south line of west the following calls: South 88 degrees 26 minutes 04 seconds East 80 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 86 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a new iron pin set, thence from said point South 62 degrees 11 minutes 30 seconds East 236.07 feet with the South lines of West and Dunn to an iron pin found, thence from said point South 51 degrees 17 minutes 43 seconds East 286.51 feet with the south lines of Duffield and Sexton to an iron pin set, said point being the southeast corner of Sexton; thence from said point North 49 degrees 52 minutes 21 seconds East 373.59 feet to an iron pin found in the west margin of Longview Drive, said point being the northernmost northeast corner of the herein described tract; thence from said point and with the margin of Longview Drive the following calls: South 19 degrees 59 minutes 30 seconds East 59.31 feet, South 25 degrees 20 minutes 52 seconds East 63.36 feet, South 26 degrees 55 minutes 12 seconds East 141.81 feet, South 25 degrees 44 mintues 13 seconds East 28.93 feet to the point of beginning and containing 6.62 acres.

Included in the above description may be a portion of an easement as shown on plat for the use of the Tennessee Valley Authority.

TRACT 2: Lying in the 9th Civil District of Davidson County, Tennessee, and being more particulary described as follows:

Beginning at an oak tree in the north margin of Old Charlotte Road, said point being the southwest corner of Tract 1; thence from said point and with said margin South 66 degrees 52 minutes 06 seconds West 25.14 feet to a point in said margin; thence leaving said margin North 83 degrees 30 minutes 07 seconds West 177.13 feet to an iron pin set; thence North 30 degrees 38 minutes 41 seconds West 68.55 feet to an iron pin found; thence from said point North 88 degrees 14 minutes 48 seconds West 660.58 feet to an iron pin set, said point being the Northwest corner of Cranford and in the east line of Bain; thence from said point North 04 degrees 52 minutes 08 seconds East 510 feet with the east lines of Bain and west

to an iron pin set, said point being the northwest corner of the herein described tract; thence from said point and with the south line of west the following calls: North 88 degrees 33 minutes 56 seconds East 100 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 20 feet to a metal fence post set; thence leaving the south line of west South 54 degrees 49 minutes 48 seconds East to a metal fence post set; thence South 30 degrees 38 minutes 41 seconds East 175 feet to the point of beginning and containing 6.47 acres.

BOOK 9870 PG 172

Included in the above description is a portion of an easement as shown on plat for the use of the Tennessee Valley Authority.

Being the same property conveyed to Highway 47 Lumber Company, a Partnership, by deed from Paul D. Robertson, unmarried, individually and as Trustee, dated May 6, 1992, and of record in Deed Book 8648, Pages 275-277, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, RAYMOND GOODMAN and JAMES C. DAWSON, have hereunto set their signatures on this the 9th day of December, 1994.

Raymond Goodman
RAYMOND GOODMAN

James C. Dawson
JAMES C. DAWSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RAYMOND GOODMAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 9th day of December, 1994.

Christy J. Humphreys
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
CHRISTY J. HUMPHREYS

My Commission Expires: 11-16-98

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JAMES C. DAWSON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid,

this 21st day of ~~December, 1994~~.
September, 1995

Brenda S. Lane
NOTARY PUBLIC

My Commission Expires: 8-19-97

BRENDA S. LANE
NOTARY PUBLIC AT LARGE
DICKSON COUNTY TENNESSEE

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $1.00.

James C. Dawson
Affiant

Subscribed and sworn before me this 21st day of ~~December, 1994~~.
September, 1995

Brenda S. Lane
NOTARY PUBLIC

My Commission Expires: 8-19-97.

BRENDA S. LANE
NOTARY PUBLIC AT LARGE
DICKSON COUNTY TENNESSEE

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ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO:
James C. Dawson
c/o Highway 47 Lumber Company
2785 Highway 47 North
White Bluff, TN 37187

BOOK 9870 PG 173

0126383
IDENTIFICATION REFERENCE

95 NOV 23 AM 10:31
DAVIDSON COUNTY, TN.

MAIL ENV.

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