0147386

IDENTIFICATION REFERENCE BOOK 9938 PG 540

PICK-UP

96 FEB -5 PM 3:03 Map - Parcel Numbers

FELIX DAVIDSON COUNTY, TN. Map Number 10

Parcel 30,31,35,
10D-17035,10D-10230
10D-17235

QUITCLAIM DEED

FROM: HERBERT RAY MISSKELLY

To: RUTH DARLENE MISSKELLY

This Instrument Was Prepared By:

Howard M. Skipworth & Associates
Bonnie S. Baggott, #14741
3353 Union Hill Road, Suite C
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550

ADDRESS OF NEW OWNER:
3051 Ivey Point Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Same

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Ruth Darlene Misskelly
RUTH DARLENE MISSKELLY

Sworn to and subscribed before me
this 31st day of Jan, 1996.

Valerie Spann
NOTARY PUBLIC
My Commission Expires: 6-3-96

FOR AND IN CONSIDERATION of the Final Decree of Divorce, Docket 95D-2054, the receipt of which is hereby acknowledged, I, HERBERT RAY MISSKELLY, by these premises do hereby quitclaim and convey unto RUTH DARLENE MISSKELLY, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point located 422 feet, more or less, southeast as measured along the center line of said road, from the southeast corner of the tract of land conveyed to Paul E. Ballafant and wife, by deed of record in Book 3168, page 295, Register's Office for said county; thence north 8 degrees east 1410 feet to an iron pin; thence south 85 degrees 45' east 310 feet to an iron pin; thence south 7 degrees 05' west 1703.8 feet to a railroad spike in Ivey Point Road; thence with said road, north 53 degrees 04' west 269.4 feet and north 68 degrees 50' west 155.8 feet to the point of beginning, containing 12 acres, more or less.

Included in the above description is the following described property which was conveyed by James L. Baskin et ux, Mattie E. Baskin to B.R.H. Company by deed of record in Book 3924, page 113 said Register's Office and subsequently reconveyed to the said James L. Baskin et ux, Mattie E. Baskin by deed of record in Book 4103, page 822, said Register's Office. Said portion of the above described property is described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being part of a tract of land identified as Tract No. A-2, of the Ballafant Property Tracts, described according to a plat made by Hickerson and Hickerson, Engineers, dated January 25, 1964, and being more particularly described according to a survey made by E.L. Miller, Surveyor, dated April 2, 1965, known as Job No. 70-65, described as follows:

Beginning at a point on the northerly margin of Ivey Point Road, said point being the common front corner of Tracts A-1 and A-2; thence northerly along the common lines of said tracts 430 feet to a point; thence eastwardly 95 feet to a point; thence southwardly 462 feet to a point which is located on the northerly margin of Ivey Point Road; thence westerly along said road 100 feet to the point of beginning.

Being the same property conveyed to Herbert Ray Misskelly and wife, Ruth Darlene Misskelly, from William R. Baskin and Betty Jean Baskin Fain, co-Executors of the Estate of Mattie E. Baskin, by deed dated August 12, 1985, recorded in Deed Book 6628, page 798, in the Register's Office for Davidson County, Tennessee.

According to Davidson County tax maps and records of Robertson County Tax Assessors Office, it appears that a small portion of the subject property being at the northwest corner of said property and being further identified as Parcel 30 of Map 10 of the Davidson County Map system lies in Robertson County, Tennessee,

however, said property does not currently appear on the Robertson County tax roles, property taxes on said property currently assessed by Davidson County and paid to the Davidson County Trustee.

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

WITNESS my hand this 24 day of Jan, 1996.

Herbert Ray Misskelly
HERBERT ~~RAY~~ MISSKELLY

STATE OF ~~FLORIDA~~ Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named HERBERT RAY MISSKELLY, bargainer with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand this 24 day of Jan, 1996.

Elizabeth A Snyder
NOTARY PUBLIC

My Commission Expires: 9-18-99

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