268

BOOK 10034 PG 611

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nancy Carol Dorman 5421 Eatons Creek Road Ashland City, TN 37015	New Owner	Map 38 Parcel 24

This instrument prepared by: Robert J. Notestine III, Attorney,
104 Woodmont Blvd., Suite 115, Nashville, TN 37205
From information supplied by the parties hereto.

Q U I T C L A I M D E E D

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Leslie Jane Ratliff, (hereinafter referred to as Grantor), by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property located in **Davidson County**, State of Tennessee described hereinbelow unto Nancy Carol Dorman, hereinafter referred to as Grantee), her heirs and assigns, to wit:

PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Nancy Carol Dorman and Leslie Jane Ratliff, as Joint Tenants with Right of Survivorship by Warranty Deed from Bobby R. Yant, Jr. and wife, Debra H. Yant of record in Book 9494, Page 229, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property commonly known as 5421 Eatons Creek Road, Ashland City, Tennessee 37015.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 22nd day of April, 1996.

Notary Public

My Commission Expires: 1-24-98

96 MAY -1 PM 2:13
FELIX E. NILSON II, REGISTER
DAVIDSON COUNTY, TN.

0177172
IDENTIF. & REFERENCE

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of April, 1996.

Leslie Jane Ratliff
LESLIE JANE RATLIFF

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Jane Ratliff**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1996.

Notary Public

My Commission Expires: 1-24-98

EXHIBIT A

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Tract 3 on the F. B. Kelsey's and wife, property, and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 28, 1961, and further described according to a Mortgage Loan Inspection dated 9-26-94 by R. L. Montoya Land Surveying, Inc. as follows:

Beginning at the southeast corner of the property conveyed to Bobby R. Yant in Deed Book 5741, Page 733, Register's Office for Davidson County, Tennessee in the line of Henry Gene Dunlap property as of record in Deed Book 8238, Page 218, said Register's Office and at an iron pin in the center of an old road bed; said point being 413 feet southwest of Eaton's Creek Road; thence with common line of said property, South 88 degrees West 172 feet to a stake in a spring branch; thence North 35 degrees East 276.0 feet to an iron pin; thence North 8 degrees 03' West 76.6 feet to a pin in the common line of Parcels 24 and 23; thence with the common line of Parcel 24 and 23, North 89 degrees 30' West 258.6 feet to an iron pin; thence South 3 degrees West 448 feet to an iron pin in the center of said Old Road Bed; thence with the center of the same, North 64 degrees East 340 feet to the point of beginning.

This conveyance also includes all Grantors' right, title and interest in and to an Ingress/Egress Easement described as follows:

Beginning at the southeast corner of the property conveyed to Bobby R. Yant, Jr. and wife, Debra H. Yant in Deed Book 5741, Page 733, Register's Office for Davidson County, Tennessee in the line of the Henry Gene Dunlap Property as of record in Deed Book 8238, Page 218, Register's Office for said County; thence with the common line of said property, South 88 degrees West, 181.17 feet to a point; thence continuing with said common line, North 35 degrees 00 minutes East 44.95 feet to a point; thence leaving said common line and along the north line of this described easement; South 44 degrees 50 minutes East 40.0 feet; thence North 82 degrees 40 minutes East, 80.0 feet to a point; thence North 62 degrees 25 minutes East 425.00 feet to a point in the westerly margin of Eatons Creek Road; thence with said margin, South 27 degrees 23 minutes 56 seconds East 20.0 feet to a point; thence leaving said margin South 60 degrees 42 minutes 34 seconds West 388.18 feet to the point of beginning, containing 12,690 square feet of 0.29 acres, more or less.

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