Mail

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 187, Parcel 98

BOOK 10098 PG 437

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Scott W Anker	Same	N/A
1765 Portland Ave. #15		
Nashville, TN 37212		

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

THIS INSTRUMENT made and entered into on this the 21st day of June, 1996, by and between SCOTT W. ANKER, Party of the First Part, and LISA FALLIN, Party of the Second Part;

THAT FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of the Second Part, 1/2 of his right, title and interest in and to the following described real estate, to wit:

Land in the 5th Civil District of Davidson County, State of Tennessee, bounded on the North and West by property of Rachel Yates Bonds, Deed Book 1148, page 141 Tract; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by Tract #5-B of this survey. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669) dated 24 January, 1986.

Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and futher indentified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center of right of way and with north line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 178.0 feet to a pin; thence N 3 degrees 04' E 887.4 feet to a pin in a fence line; thence N 3 degrees 15' E 537.88 feet to a pin in fence line; thence N 03 degrees 15' E 252.42 feet to a pin in fence line; thence N 03 degrees 24' E 300.77 feet to a pin in fence line, this being the SE corner of this tract and the beginning of this survey; Thence crossing right of way and with north line of tract #5-B of this survey N 84 degrees 50' W 406.38 feet to a pin in east fence of Rachel Yates Bonds: thence with east fence of Bonds N 03 degrees 07' 11" E 640.43 feet to a pin by corner post, being the NW corner of this tract; thence with south fence of Bonds S 84 degrees 50' E 409.5 feet to a pin by corner post, this being the NE corner of this tract; thence with west fence of Andy Burkitt S 3 degrees 24' W 640.33 feet to the beginning, containing 6 acres more or less.

INCLUDED with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29, R.O.D.C. for ingress and egress and for the laying an maintenance of water lines as nedded by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjoining the same road way. In addition a 50 foot right of way subject to the same uses and conditions as above for all utilities and road way has been retained for the use of tract 5-A along the remaining east boundary of tract 5-B.

Being the same property conveyed to Scott W. Anker by Quitclaim Deed

from David R. Guess and wife, Wanda L. Guess of record in Book 6776, page 950, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 21st day of June, 1996.

Scott W. Anker
SCOTT W. ANKER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, at office, on this 21st day of June, 1996.

My Commission Expires:
2/1/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ — 0 —.

Lisa Dalli
Affiant

Sworn to and subscribed before me on this the 21st day of June, 1996.

My Commission Expires:
2/1/97

Notary Public

0196532
IDENTIFICATION REFERENCE

96 JUN 26 AM 8:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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8.00