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This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 10117 PG 429

FROM: Lelia Sorey Jones, Thomas Steven Jones, Becky Jones Gentry, and Claudia Fay Jewell

TO: Deborah Lynn Jones McGee, As Trustee For the Benefit of Christopher G. Jones and Joshua T. Jones

ADDRESS NEW OWNER:
Deborah Lynn Jones McGee
150 Green Acres
Cottontown, TN 37048

SEND TAX BILLS :
Same

MORTGAGEE:
None

MAP & PARCEL:
Map 24
Parcel 10

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Lelia Sorey Jones, Thomas Steven Jones, Becky Jones Gentry, and Claudia Fay Jewell, being the lawful heirs of Johnny C. Jones, deceased, have bargained and sold and by these presents do quitclaim and convey an undivided one-half interest in the improved real property known as 4866 Brick Church Pike, Nashville, Tennessee 37207, as more fully described below, unto Deborah Lynn Jones McGee, as Guardian, pursuant to Letters of Guardianship issued on November 22, 1985, for the benefit of Christopher G. Jones and Joshua T. Jones, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 2nd District of Davidson County, Tennessee, being Tract No. 3 on the plan of Division of Nellis Phelan Ragan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, as follows:
>
> Beginning at a point in the southerly margin of Brick Church Pike, the corner between Tract 2 and this tract; thence leaving said road, South 34° 45' West for a distance of 220.00 feet to an iron pin, corner to Track No. 2; thence along the northerly line of Tract No. 2, and the southerly line of this tract, North 59° 11' West for a distance of 1,633.66 feet to an iron pin; thence South 29° 56' West for a distance of 243.15 feet to an iron pin in the southerly line of Tract No. 2 and this tract, thence North 55° 15' West for a distance of

230.00 feet to an iron pin in fence line; thence along said fence, North 3° 30' East for a distance of 441.00 feet to an iron pin in fence corner the northwest corner of this tract; thence along a fence and being the northerly line of this tract, South 63° 15' East for a distance of 720.00 feet to an iron pin in fence line; thence South 54° 00' East for a distance of 835.00 feet to a 30" Elm tree; thence South 52° 00' East for a distance of 302.00 feet to a post; thence North 23° 00' East for a distance of 100.00 feet to an iron pin; thence North 74° 00' East for a distance of 145.00 feet to a point in the southwesterly line of Brick Church Pike; thence along said road South 18° 00' East for a distance of 100.00 feet to a point; thence South 41° 00' East for a distance of 70.00 feet to the point of beginning, containing 10.06 acres, more or less.

Together with an easement for Drive extending to and from Brick Church Pike and extending across the northerly portion of Tract No. 2.

Being the same property conveyed to Johnny C. Jones and Deborah Lynn Jones as tenants in common by Deed from Deborah Lynn Jones McGee of Record in Book 7140, page 498, Register's Office, Davidson County, Tennessee. The said Johnny C. Jones having died intestate on December 3, 1993, and all of his interest in said real property having passed to the Grantors named above by operation of law.

This is improved property located and known as 4866 Brick Church Pike, Nashville, Tennessee 37207.

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

IN WITNESS WHEREOF, the undersigned Grantors have affixed their signatures to be effective on the day and date of the last of the Grantors to sign below.

THOMAS STEVEN JONES, GRANTOR

BECKY JONES GENTRY, GRANTOR

CLAUDIA FAY JEWELL, GRANTOR

LELIA SOREY JONES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named Thomas Steven Jones, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named Becky Jones Gentry, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 1996.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named Claudia Fay Jewell, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of May, 1996.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named Lelia Sorey Jones, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of May, 1996.

Lori L Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Frances Thomas Jacoby
AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1996.

Tammye L. Tacnard
NOTARY PUBLIC

My Commission Expires: 9-18-99

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IDENTIF. & REFERENCE

95 JUL 11 AM 9:53

REGISTER
DAVIDSON COUNTY, TENN.