THIS INSTRUMENT PREPARED BY: Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

QUITCLAIM DEED

MAIL

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Cooley, etux P.O. Box 478 7547 Harper Rd. Joelton, TN. 37080	SAME AS NEW OWNER P.O. Box 478 Joelton, TN. 37080	Map 8, Pt. 72

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **HELEN YANEY, UNMARRIED and RAY YANEY, unmarried, as the only heirs-at-law of Joseph M. Yaney, deceased,** hereinafter referred to as the "GRANTOR", and **JOHN COOLEY and wife, JUANITA COOLEY and Daughter, PATRICIA COOLEY, as Tenants in common with rights of survivorship,** hereinafter referred to as the "GRANTEES":

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **HELEN YANEY, unmarried and RAY YANEY, unmarried, as the only heirs-at-law of Joseph M. Yaney, deceased** have this day bargained, sold and quitclaimed unto **JOHN COOLEY and wife, JUANITA COOLEY and Daughter, PATRICIA COOLEY, as tenants in common with rights of survivorship**, their heirs and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Earl R. Mayo, Tennessee No. 1339, dated June 30, 1996, described as follows:

BEGINNING at an iron pin at the southeast corner of the Susan E. Brooks property as recorded in Deed Book 9761, page 763, RODCT, said point being the southwest corner of the William C. Vansel property as recorded in Deed Book 5001, page 572, RODCT; thence along the south line of said Vansel property S 88 deg. 49' 08" E a distance of 202.56' to an iron pin at the southwest corner of the Jacky R. Vansel property as recorded in Deed Book 8179, page 116, RODCT; thence along the south line of said Vansel property S 89 deg. 17' 42" E a distance of 170.14' to an iron pin at the southwest corner of the James Burgess property as recorded in Deed Book 5822, page 271, RODCT; thence along the south line of said Burgess property S 88 deg. 03' 34" E a distance of 178.96' to an iron pin at the northwest corner of the R.E. McEwen property as recorded in Deed Book 8738, page 946, RODCT; thence along the west line of said McEwen property S 10 deg. 04'17" W a distance of 842.00' to an iron pin; thence along the remainder of the Joseph M. Yaney property N 25 deg. 39'49" W a distance of 933.44' to the point of begining, containing 5.28 acres, more or less.

Being part of the same property conveyed to Joseph M. Yaney, by deed of record in Book 7698, page 185, Register's Office, Davidson County, Tennessee. The said Joseph M. Yaney having since died and Helen Yaney and Ray Yaney being his next of kin and only heirs-at-law.

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

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS AFFORDED HEREIN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN

IN WITNESS WHEREOF, the undersigned have has hereunto set their hands on the day and date acknowleded below.

Helen Yaney
HELEN YANEY

Ray Yaney
RAY YANEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Yaney, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 24 day of July, 1996.

Gail A. Fisher
NOTARY PUBLIC

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this the 25th day of July, 1996.

Jay S. Ford
NOTARY PUBLIC

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is $ 0 .

John D. Cooley
Affiant

Sworn to and subscribed before me this the 29th day of November, 1994.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 05-23-98

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IDENTIF. ↑ REFERENCE
96 AUG -1 PM 2:50
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/01 0101 03CHECK 8.0

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