BOOK 10240 PG 963

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST	MAP 26, PARCEL 54
404 WESTCHESTER DR	
Madison, TN 37115	
SEND TAX BILLS TO:	
SAME	

96 OCT 29 PM 3:13
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
0241168

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 21 DAY OF June, 1996.

Two John M Black
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF June, 1996.

Denise C. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2000

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, BETTY YOW HOOPER AND HUSBAND, WALLACE W. HOOPER, WALLACE WAYNE HOOPER, JR., A/K/A WALLACE W. HOOPER, JR., UNMARRIED, ALBERT DAVID HOOPER AND WIFE, LYNNE ELIZABETH ROBINSON HOOPER, AND JENNIFER M. HOOPER BOTSKO, AND HUSBAND, MARK S. BOTSKO, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, her successors, heirs and assigns, all of OUR right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, more particularly described in Exhibit "A" attached hereto.

This is improved property known as 2318 NORTH GALLATIN ROAD, MADISON, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including a life estate reserved by Jennie M. Yow Cantrell in the Deed of record in Book 7027, page 399, Register's Office for Davidson County, Tennessee.

WITNESS OUR hands this 21ST day of June, 1996.

Betty Yow Hooper
BETTY YOW HOOPER

Wallace W. Hooper
WALLACE W. HOOPER

Wallace Wayne Hooper Jr
WALLACE WAYNE HOOPER, JR.

Albert David Hooper
ALBERT DAVID HOOPER

Lynne Elizabeth Robinson Hooper
LYNNE ELIZABETH ROBINSON HOOPER

Jennifer M. Hooper Botsko
JENNIFER M. HOOPER BOTSKO

Mark S. Botsko
MARK S. BOTSKO

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY YOW HOOPER AND HUSBAND, WALLACE W. HOOPER, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of June, 1996.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/25/2000

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE WAYNE HOOPER, A/K/A WALLACE W. HOOPER, JR. the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of June, 1996.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/25/2000

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT DAVID HOOPER AND WIFE, LYNNE ELIZABETH ROBINSON HOOPER, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of June, 1996.

Denise C. Allis
notary public

My commission expires: 5/25/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER M. HOOPER BOTSKO AND HUSBAND, MARK S. BOTSKO, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of June, 1996.

Denise C. Allis
notary public

My commission expires: 5/25/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT 'A'

TRACT NO. 1: LAND in the 10th Civil District of said County and State, being part of Tract No. 2 on the Map showing subdivision of the west part of the Butts Farm, as of record in Book 547, page 147, Register's Office for said County, described according to a survey made by W.F. Branch, July 26,1 1958, as follows:

Beginning at an iron pin at the intersection of the northerly right-of-way line of the U.S. Highway 31-E or Gallatin Pike, as located on the survey made by W.F. Branch, July 26, 1958, and the western boundary line of the property conveyed to Jennie M. Yow by Deed from A.E. Yow of record in Book 2493, page 337, said Register's Office, being north 29 deg. west 74.3 feet from the center of said highway as located on said survey; thence with said Yow's western boundary line north 29 deg. west 210.43 feet to an iron pin; thence south 53 deg. 43' west 207 feet to an iron pin on the easterly margin of a proposed 50 foot road; thence with same south 29 deg. east 210.43 feet to an iron pin on the northerly margin of said pike; thence with same north 53 deg. 43' east 207 feet to the beginning, containing 1 acre, more or less.

TRACT NO. 2: Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan showing the Subdivision of the west part of the Butts' Farm, as of record in Book 547, page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Gallatin Pike, the southwest corner of the tract herein described, the southeast corner of Lot No. 2 on the Plan, said point also being North 52 deg. East 450 feet from the southeast corner of a small tract sold by Dismukes et al, to Felix Hall, by Deed of record in Book 158, page 421, said Register's Office; thence with the line between Lots 1 and 2, north 29-1/2 deg. West 2702 feet to a stake, cedar and hackberry pointers; thence with the westerly line of Lot No. 1 and the easterly line of the Grizzard land North 3-1/4 deg. East 482 feet; North 33-1/2 deg. East 15 feet; North 4 deg. East 726 feet; North 138 feet; North 24-1/2 deg. East 127 feet to a point in the center of Mansker's Creek; thence down the center of said Creek South 83 deg. East 100 feet to the Northeast corner of the premises in question, the Northwest corner of the lot now owned by Thomas G. Butts, containing 106.86 acres; thence with the line between said Butts' land last above referred to and along the Easterly line of the premises in question South 22-1/2 deg. East 3862 feet, more or less, to a point in the center of the Gallatin Road; thence with the center of said Road South 59 deg. West 372 feet; thence South 52 deg. West 78 feet to the point of beginning, containing 50 acres.

Being the same property conveyed to Betty Yow Hooper, Wallace W. Hooper, Jr., Albert David Hooper and Jennifer M. Hooper by Deed of record in Book 7027, page 399, Register's Office for Davidson County, Tennessee, which Deed was amended by Deed of Correction of record in Book 7373, page 75, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE ARE THE FOLLOWING DESCRIBED TRACTS OF LAND:

TRACT NO. ONE: A tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the east boundary of the Thomas F. Diskin property and the south margin of proposed S.R. 386, said point being 125 feet right of center line station 136+28.78; thence with said boundary north 24 degrees 45 minutes 50 seconds west 332 feet more or less to a point in the north margin of proposed Frontage Road, thence with said proposed margin north 64 degrees 55 minutes 10 seconds east 13.766 feet to a point; thence with a curve right having a radius of 984.93 feet eastwardly 598.39 feet to a point in the west boundary of the Thomas F. Diskin property; thence with said west boundary south 17 degrees 40 minutes 50 seconds east 306 feet more or less to a point in the south margin of proposed S.R. 386; thence south 65 degrees 12 minutes 44 seconds west 573.63 feet to the point of beginning and containing 4.385 acres.

Being the same property conveyed to the State of Tennessee, on Relation of the Commissioner of the Department of Transportation, for and on behalf of said Department, by Judgment and Final Decree dated December 4, 1990, of record in Book 8317, page 138, Register's Office for Davidson County, Tennessee.

TRACTS TWO AND THREE: Two tracts of land in the 10th Civil District of Davidson County, Tennessee, being part of Tract No. 2 on the Map showing subdivision of the west part of the Butts Farm, as of record in Book 547, page 147, Register's Office for said County, and further described according to a survey by Rochester and Associates, James C. Jones, Registered Land Surveyor #1591, dated February 10, 1992, as follows:

TRACT NO. 2: Beginning at a point at the intersection of the easterly right-of-way (r/w) of Liberty Lane (50' r/w) and the southerly r/w of Veterans Boulevard (also known as Hendersonville By-Pass, r/w varies); thence running along the southerly r/w of Veterans Boulevard N71-32-28E 487.30' to a concrete monument found; thence N61-14-36E 1179.66' to a concrete monument found, thence leaving said r/w S25-16-42E 822.43' to an iron pin found (3/4" rebar) said pin being the true point of beginning; thence running along the property of Cantrell S25-16-42E 219.72' to a point on the north r/w of Gallatin Pike (also known as U.S. Highway 31-E); thence along said r/w the arc of a curve 203.42' subtended by a chord bearing of S59-12-52W and a chord distance of 203.41' and a radius of 5794.00' to an iron pin found (3/4" rebar); thence leaving said r/w and running along the property line of other lands of Wal-Mart Stores, Inc. N25-37-21W 211.44' to an iron pin found (3/4" square rod); thence N56-56-57E 205.63' to an iron pin found, said pin being the true point of beginning. Said tract contains 43,678 square feet of 1.003 acres.

TRACT NO. 3: Beginning at a point at the intersection of the easterly right-of-way (r/w) of Liberty Lane (50' r/w) and the southerly r/w of Veterans Boulevard (also known as Hendersonville By-Pass, r/w varies); thence running along the southerly r/w of Veterans Boulevard N71-32-28E 467.30' to a concrete monument found; thence N61-14-36E 1179.66' to a concrete monument found, said monument being the true point of beginning; thence continuing along said r/w N65-10-46E 13.47' to a point; thence leaving said r/w and running along property of Cantrell S28-43-06E 462.45' to a point; thence S61-16-65W 41.29' to a point; thence running along the property line of other lands of Wal-Mart Stores, Inc. N25-16-42W 464.20' to a concrete monument found on the southerly r/w of Veterans Boulevard, said monument being the true point of beginning. Said tract contains 12,674 square feet of 0.291 acres.

Said two tracts being the same property conveyed to Wal-Mart Stores, Inc., by Warranty Deed from Jennie M. Yow Cantrell, Betty Yow Hooper, Wallace Wayne Hooper, Jr., Albert David Hooper and Jennifer M. Hooper, of record in Book 8732, page 182, Register's Office for Davidson County, Tennessee.