Bk 136 Pg 2

BOOK 10257 PG 364

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

THIS INSTRUMENT HAS BEEN PREPARED USING INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

Name and Address of New Owner:
Eugene Durocher and Minnie B. Brown
7818 Ridgewood Road
Goodlettsville, Tennessee 37072

Send Tax Bills To:
New Owner

Street Address of Subject Property:	Map-Parcel No:
7818 Ridgewood Road Goodlettsville, Tennessee 37072	Map 9 Part of Parcel 72

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **ELNA DAVIS DUROCHER, A WIDOW ("Grantor(s)")**, by these presents, quitclaims, grants and conveys unto **EUGENE DUROCHER AND MINNIE B. BROWN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP ("Grantee(s)")**, their heirs, successors and assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED BY REFERENCE

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 10th day of November, 1996.

Elna Davis Durocher
ELNA DAVIS DUROCHER

96 NOV 12 PM 2:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02459 1412 0101 07C FEE

02459 44
IDENTIF. + REFERENCE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 10th day of November, 1996, before me personally appeared Elna Davis Durocher, a widow, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1/24/98

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 the 10th day of November, 1996.

NOTARY PUBLIC

My commission expires: NOTARY PUBLIC AT LARGE Mary Ann Selley My Commission Expires January 24, 1998 STATE OF TENNESSEE

QUITCLAIM DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, Tennessee License No. 271, 209 Pear Orchard Road, Goodlettsville, Tennessee, 37072, dated January 6, 1989, more particularly described as follows:

Beginning at a point in the east margin of Ridgewood Road, being the northwesterly corner of George H. Cochran etux of record in Book 3285, page 327, Register's Office for Davidson County, Tennessee, and the southwesterly corner of Tract Five as shown on said unrecorded survey. Thence with the northerly line of Cochran, N 49° 42' 53" E 445.00 feet to an iron pin set at the northeasterly corner of Cochran and being the point of beginning.

TRACT ONE:

Thence along the common line of Tracts Five and One as shown on said survey, N 71° 56' 22" E 302.43 feet to a point (branch intersection); thence along said common line N 15° 57' 52" E 482.87 feet to an iron pin set, being the northeasterly corner of Tract One and the most easterly corner of said Tract Five on said survey and the northwesterly corner of Tract Two; thence with common line of Tract One and Tract Two S 26° 26' 31" E 740.00 feet to a point in a 20 foot country road as shown on said survey, said point being a common corner of Tract One and Tract Two; thence following said 20 foot country road, the following calls and distances: S 21° 32' 44" W 50.94 feet to a point; S 01° 49' 12" E 196.76 feet to a point; S 09° 15' 39 W 199.22 feet to a point; S 25° 49' 06 W 107.26 feet to a point; S 35° 31' 49" W 93.36 feet to a point; S 45° 43' 30" W 90.95 feet to a point; S 51° 31' 25" W 95.69 feet to a point; S 58° 12 18 W 41.54 feet to a point in said country road and being the southeast corner of Cochran and the southwest corner of this tract. Thence north with Cochran's easterly line N 26° 26 31 W 953.49 feet to the point of beginning and being Tract One as shown on said survey, containing 12.304 acres, more or less.

TRACT TWO:

Beginning at an iron pin set at the northeasterly corner of Tract One above, the most easterly corner of Tract Five and the northwest corner of Tract Two, all as shown on said survey. Thence with the north line of Tract Two, N 48° 22' 34" E 478.00 feet to an iron pin set and being the northeasterly corner of Tract Two and the common corner of Tract Two, Tract Three and Tract Four on said survey. Thence with the common line of Tract Two and Tract Three, S 26° 26' 31" E 772.86 feet to a point in said 20 foot country road, being the southwesterly corner of Tract Three and the southeast corner of Tract Two; thence following said 20 foot country road, the following calls and distances: S 59° 06' 33" W 149.68 feet to a point; S 53° 50' 50 W 141.17 feet to a point; S 47° 40 42 W 125.91 feet to a point; S 40° 08 32 W 56.49 feet to a point in said 20 foot country road and being the southeasterly corner of Tract One and the southwesterly corner of Tract Two; thence with the common line of Tract One and Tract Two, N 26° 26' 31" W 740.00 feet to the point of beginning, being Tract Two as shown on said survey, containing 7.860 acres, more or less.

TRACT THREE:

Beginning at an iron pin set at the common corners of Tract Two, Tract Three and Tract Four and being the northeasterly corner of Tract Two and the northwesterly corner of Tract Three; thence with the common line between Tract Three and Tract Four, N 69° 15' 05" E 475.92 feet to an iron pin set at a 10 inch white oak, and being the northeasterly corner of Tract Three; thence with another common line of Tract Three and Tract Four, S 26° 26' 31" E 205.90 feet to an iron pin set in said 20 foot country road and being a common corner of Tract Three and Tract Four; thence following said 20 foot country road, the following calls and distances: S 25° 12' 52" W 88.84 feet to a point; S 01° 09' 16" W 154.62 feet to a point; S 11° 01' 18" E 256.48 feet to a point; S 24° 53' 18" W 106.03 feet to a point; S 59° 06' 33" W 181.84 feet to a point being the southwesterly corner of Tract Three and the southeasterly corner of Tract Two. Thence with the common line of Tract Two and Tract Three, N 26° 26' 31" W 772.86 to the point of beginning and being Tract Three on said survey, containing 6.269 acres, more or less.

TRACT FOUR:

Beginning at an iron pin set at a common corner of Tract Two, Tract Three, Tract Four and Tract Six (said Tract Six having been conveyed in Book 8941, page 254, Register's Office for Davidson County, Tennessee), said iron pin set being the southwesterly corner of Tract Four. Thence with the common line between Tract Four and Tract Six, N 26° 26' 31" W 100.00 feet to an iron pin set and being the northwesterly corner of Tract Four; thence with another common line of Tract Four and Tract Six, N 55° 34' 10" E 472.13 feet to an iron pin set; thence with another common line of Tract Four and Tract Six S 85° 58' 46" E 177.51 feet to an iron pin; thence N 61° 38' 30" E 15.00 feet to a point in said 20 foot country road, thence following said 20 foot country road, the following calls and distances: S24° 29' 49" E 121.00 to a point; S 09° 15' 27" E 115.61 feet; S 25° 12' 52" W 157.73 feet to an iron pin set in the 20 foot country road and being a common corner of Tract Three and Tract Four; thence with the common line of Tract Three and Tract Four N 26° 26' 31" W 205.90 feet to an iron pin set at a 10 inch white oak; thence with the common line between Tract Three and Tract Four, S 69° 15' 05" W 475.92 feet to the point of beginning and being Tract Four on said survey, containing 2.789 acres, more or less.

Tract One, Tract Two, Tract Three and Tract Four all being contiguous and a part of the same property conveyed to L. F. Durocher, Jr. and wife, Elna Davis Durocher by deed from G. H. Wilkinson, unmarried, of record in Book 2043, page 28, Register's Office for Davidson County, Tennessee. The said L. F. Durocher, Jr. since being deceased.

This conveyance is subject to right of way for 20 foot country road as shown on said survey and as referenced in instruments of record in Book 2043, page 28 and Book 2493, page 503, both of record in the Register's Office for Davidson County, Tennessee.