33A

BOOK 10280 PG 466

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, We, Brook Langton and wife, Kayla Langton, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

A certain parcel of real property located on Kinhawk Drive in the 31st Councilmanic District of Davidson County, Tennessee, being identified as Lot 2, on the Plan of Forest Acres, Section 2A, as of record in Book 9700, page 214, Register's Office for Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates (Walter Davidson RLS #1467) dated April 18, 1996, described as follows:

BEGINNING at an iron rod in the southwestern right of way of Kinhawk Drive, said iron rod being the common corner between Lots 1 and 2 on the plat of Forest Acres, Section 2A as of record in Book 9700, page 214, Register's Office for Davidson County, Tennessee; thence with said common line South 44 degrees 08 minutes 46 seconds West a distance of 377.10 feet to an iron rod; thence North 60 degrees 46 minutes 23 seconds West a distance of 412.08 feet to an iron rod; thence North 79 degrees 19 minutes 26 seconds East a distance of 600.04 feet to an iron rod in the southwestern right of way of Kinhawk Drive; thence with said right of way around a curve to the left through a central angle of 03 degrees 03 minutes 32 seconds an arc distance of 110.18 feet a chord bearing of South 37 degrees 58 minutes 57 seconds West a distance of 53.00 feet to the point of beginning, containing 89,195.98 square feet or 2.0477 acres more or less.

Being part of the same property conveyed to Brook Langton and wife Kayla Langton as tenants in common with right of survivorship, by deed from Robert N. Mayberry and James R. Mosley, both married, of record in Book 10159, page 512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record.

This is un-improved property.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Robert N. Mayberry and James R. Mosley, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of November, 1996.

BROOK LANGTON

KAYLA LANGTON

MARK A. ELLMORE, JR., TRUSTEE

0252673
IDENTIF. A REFERENCE

96 DEC -4 PM 2:59
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of November, 1996.

1-20-99
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am 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 official seal at Nashville, Tennessee this the 27th day of November, 1996.

5/23/98
My commission expires:

Lynda Kay Jones
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this the 27th day of November, 1996.

5/23/98
My commission expires:

Lynda Kay Jones
Notary Public

ADDRESS OF NEW OWNERS
James R. Mosley
233 Blackman Road
Nashville, TN 37211

SEND TAX BILLS TO
SAME

MAP/PARCEL
p/o Map 172-7-4

This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

95 12/04 0101 03CHECK 8.00