BOOK 10312 PG 871

THIS INSTRUMENT PREPARED BY:
JOHN M. CANNON
CANNON, CANNON & COOPER, P.C.
1000 Northchase, Ste. 109
P. O. Box 749
Goodlettsville, TN 37070-0749

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
John & Cindy Denham	Same	Tract 1- 8-177
3633 Thomasville Road		Tract 2- 8-178
Chapmansboro, TN 37035		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 18th day of Dec, 1996.

Cindy Chambers Denham
AFFIANT

NOTARY PUBLIC

DONNA C. SMITH NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires: 2/28/99 .

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CINDY CHAMBERS DENHAM, "Grantor," by these presents, do hereby quitclaim and convey unto JOHN M. CANNON, "Trustee," his successors and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

TRACT I:

Land in Davidson county, Tennessee, described as follows:

Beginning at a point in the East margin of Fitzgerald Road, at the N.E. corner of Chester Chambers 30.22 Ac. (same being this tract of Land): Also being located 453.75 ft., more or less from the most S.E. corner, measured along the original East line of Chester Chamber (sic) 30.22 Ac. Thence crossing the road in a S. 58 degrees 0' W. direction, 52.75 ft. to a 30" Oak-Fence corner, on West side of Fitzgerald Road. Thence continuing S. 58 degrees 0' W., 747.25 ft. to an iron rod, totaling 800 ft., along the N. line of Chester Chambers 30.22 Ac. tract. Thence N. 83 degrees 30' W., 386 ft. to an iron rod on the S. bank of Long Creek; being the N.W. corner.

Thence S. 43 degrees 30' E., 195 ft. to an iron road, (sic) being the S.W. corner. Thence S. 83 degrees 30' E., 386 ft. to an iron rod. Thence N. 58 degrees 0' E. along S. line, 606 ft. to a fence corner, continuing across Fitzgerald Road, a total distance of 660 ft. to a point call the S.E. corner, in the original East line, of Chester Chambers tract, Thence N. 23 degrees 0' W., 240.3 ft. to the point of beginning and containing 5.0 Ac.

Being the same property conveyed to Cindy Chambers Denham by Bankruptcy Trustee's Deed Susan R. Limor, of record in Book 9565, page 598, said Register's Office, recorded January 5, 1995.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod and fence cor., bearing S. 67 degrees 34 min. W., 645.5' from an iron rod in the South fc. line of Chester Chambers 30.22 Ac. tract, same being this tract of land. Also being located 367.95' from a Fc. cor., bearing S. 18 degrees 0 min. E. and called the South West Cor. Thence N. 22 degrees 26 min. W., 420' to an iron rod in the South bank of Long Creek, called the N. West corner; in the N. line of Chester Chambers. Thence N. 25 degrees 0 min. E., 46' to an iron rod in the North line of Chester Chambers tract, also located on the S. bank of Long Creek. Thence N. 41 degrees 0 min. E. 498.5' continuing along the North line of Chester Chambers 30.22 Ac. to an iron rod in the S. bank of Long Creek, called the North East corner. Thence S. 22 degrees 26 min. E. 380' to an iron rod in the South fence line of Chester Chambers, called the South East corner. Thence S. 67 degrees 34 min. W., 544.5' along the South line to an iron rod and a Fc., cor., being the point of beginning, containing 5 Ac.

Being the same property conveyed to Cindy Chambers Denham by Bankruptcy Trustee's Deed Susan R. Limor, of record in Book 9565, page 598, said Register's Office, recorded January 5, 1995.

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

This is Unimproved property known as Fitzgerald Road Ogilvie, TN 37080

And now, I, the said JOHN M. CANNON, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby quitclaim and convey unto CINDY DENHAM, and JOHN R. DENHAM, their heirs and assigns, 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 above set forth.

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WITNESS our hands this 18th day of Dec, 1996.

Cindy Chambers Denham
CINDY CHAMBERS DENHAM

JOHN M. CANNON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 18th day of _____, 1996.

NOTARY PUBLIC

My Commission Expires: 2/28/99.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JOHN M. CANNON, Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of Dec, 1996.

NOTARY PUBLIC

My Commission Expires: 2/28/99.

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IDENTIF. ↑ REFERENCE

97 JAN -7 AM 8:43
DAVIDSON COUNTY, TN.

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