0292655

IDENTIF. # REFERENCE

MAIL ENV.

This Instrument Prepared By:
William Don Young, Jr., Attorney
227 Bridge Street
Franklin, Tennessee 37064

97 APR -9 AM 9:01

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: (New Owner)
James R. Jones
1728 Carriage Court
Brentwood, TN 37027

Map and Parcel:
182-59 Tract I
182-60 Tract II

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THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One ($1.00) Dollar, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Chancery Court of Williamson County, Tennessee in the cause of Donna Lynn Cooper Jones vs. James Roy Jones, Number 23112, I, DONNA LYNN COOPER JONES, by these presents do hereby remise, release, quitclaim and convey unto JAMES ROY JONES, his heirs and assigns, all of my right, title and interest (if any I may have by virtue of my marriage to James Roy Jones) in and to the following described land located in Davidson County, Tennessee, to-wit:

PARCEL NO. I:

TRACT NO. 1: Beginning at the southwest corner of the property conveyed to Lucy Smith Snow by deed from Matilda P. Smith of record in Book 2856, page 247, Register's Office for said County; thence with said Snow's southern boundary line south 89 degrees 45 minutes east 433 feet; thence south 3 degrees 15 minutes west 1308 feet; thence north 89 degrees 45 minutes west 431 feet; thence northwardly 1308 feet to the beginning, containing 13 acres, more or less.

Together with an easement described as follows:
Beginning at a point in an old stone wall along the North margin of Wrenco, Cane Ridge Road, now known as Old Hickory Boulevard, said point being the northeast corner of the property conveyed to Lucy Smith Snow by deed from Matilda P. Smith as of record in Book 2856, page 247, Register's Office for said County; thence south 3 degrees 15 minutes west 1110 feet to a point; thence north 89 degrees 45 minutes west 30 feet to a point; thence North 3 degrees 15 minutes east 1110 feet, more or less, to the margin of said Road; thence with same south 86 degrees 20 minutes east 30 feet, more or less, to the point of beginning.

TRACT NO. 2: Beginning at the southwest corner of the property conveyed to Wilson Daniel Smith by deed from Matilda P. Smith, of record in Book 2856, page 299, Register's Office for said County; thence with said Smith's southern boundary line south 89 degrees 45 minutes east 433 feet; thence southwardly 1308 feet to Nowlen's line; thence with same north 89 degrees 45 minutes west 431 feet; thence north 3 degrees 10 minutes east 1308 feet to the beginning, containing 13 acres, more or less.

PARCEL NO. II

Land in Davidson County, Tennessee, being in the 5th, formerly 6th, Civil District, and being Tract 3 on the survey for the Division among the heirs of the D. S. Smith Farm and described according to said survey made by Geo. W. Watkins, Surveyor, November 28, 1952, as follows:

Beginning at a point in an old stone wall along the north margin of Wrenco, Cane Ridge Road, now known as Old Hickory Boulevard, said point being 868 feet west of the northeast corner of the property conveyed to D. S. Smith by deed from J. B. Wright, of record in Book 504, page 341, of the Register's Office for said County; thence south 3 deg. 15' west 110 feet to a point; thence westerly 433 feet to a point; thence westerly 433 feet to a point; thence northerly 1127 feet to the old stone wall along the north margin of said Road; thence south 87 deg. 40' east along the north margin of said road, 434 feet to the point of beginning, containing 11.1 acres, more or less.

Being the same property, Parcel No. I, Tract No. 1 and Tract No. 2, conveyed to James Roy Jones by warranty deed from Buford R. Jones and wife, Gladys Francis Jones of record in Book 5030, page 385, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 20th day of December, 1996.

Donna Lynn Cooper Jones
DONNA LYNN COOPER JONES

7494 04/09 0101 03CHECK 12.00

STATE OF TENNESSEE

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COUNTY OF Williamsn

Personally appeared before me, a Notary Public in and for said County and State, the within named DONNA LYNN COOPER JONES, the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 4/13/98

STATE OF TENNESSEE

COUNTY OF Williamson

Transfer tax on this transfer is exempt under the provisions of §67-4-409, et seq., of the Tennessee Code Annotated.

James R. Jones
AFFIANT

SWORN to and subscribed before me on this the 13th day of March, ~~1996.~~ 1997.

NOTARY PUBLIC

My Commission Expires: 4/13/98