Mail

This document was prepared by:
Michael S. Bligh
392 Harding Place, Suite 215
Nashville, Tennessee 37211

BOOK 10522 PG 313

QUITCLAIM DEED

address new owners as follows: Robert Edward Tuggle	send tax bills to: Robert Edward Tuggle	map - parcel number part of Map 187 Parcel 12 187-00-0 079.00
street address: 395 Fann Road	street address: 395 Fann Road	
city, state, zip Nolensville, TN 37135	city, state, zip: Nolensville, TN 37135	

For and in consideration of the sum of 10.00 dollars,

Lana Ruth Tuggle does hereby quitclaim and convey her interest unto the said Robert Edward Tuggle, the Grantee herein, in certain real estate in Davidson County, Tennessee as follows:

Tract No. 16 of land in the 5th Civil District and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669) dated November 20, 1984, as follows:

Beginning at a pin by corner post being the SE corner of property of Gordon T. Wheeler and being also in the center line of dead end of 20' right-of-way out to Burkett Road as recorded in Deed Book 1971, page 532, R.O.D.C.; thence with the NW line of Tract #15 of this survey, S45 deg. 37' 29" W 998.91 feet to a pin being the southerly corner of this tract; thence N 26 deg. 55' 30" W 579.67 feet to a pin and N 46 deg. 38' 50" W 446.12 feet to a pin 4' North of fence line being the NW corner of this tract; thence along an existing fence line S 84 deg. 32' E 1306.82 feet to the beginning, containing 10.45 acres more or less.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement in favor of the Grantees, their heirs and assigns 50' in width for the purpose of ingress and egress and the construction and maintenance of a water line over and across Tracts 12, 13, and 14 of the land of Ronald S. Nunn, Trustee, the center line of which is described as beginning at a pin in the southerly corner of the property herein conveyed; thence N 44 dge. 00' W 373.26' to a pin; thence N 67 deg. 35' W 240.52 to a pin; thence S 55 deg. 05' W 285.56' to a pin; thence S 62 deg. 21' 40" W 209.1' to a pin in the center of a cul-de-sac.

Being the same property conveyed to Robert E. Tuggle and wife, Patricia Ann Tuggle by Warranty deed of Ronald S. Nunn, Trustee, of record in Book 6441, page 534, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Robert E. Tuggle by quitclaim deed from Patricia Ann Tuggle, of record in Book 9435, Page 919, Register's Office of Davidson County, Tennessee.

And now, I, the said Lana Ruth Tuggle, Grantor, for the express purpose of carrying out the intent of the conveyance, as above set out, do hereby quitclaim and convey unto the above described Grantee, his heirs and assigns, the property hereinbefore described and set forth, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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Witness my hand this 3rd day of July, 1997.

Lana Ruth Tuggle
Lana Ruth Tuggle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael S. Bligh, a Notary Public in and for said County and State, Lana Ruth Tuggle, the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed this instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of July, 1997.

Notary Public

MICHAEL S. BLIGH NOTARY AT LARGE TENNESSEE

My commission expires: 11-28-98

This improved property is known as 395 Fann Road, Nolensville, Tennessee 37135.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is Ten and no/100 ($10.00) dollars.

Lana Ruth Tuggle
Affiant

Sworn and subscribed before me this 3rd day of July, 1997

Notary Public

MICHAEL S. BLIGH NOTARY AT LARGE TENNESSEE

My commission expires: 11-28-98

0324223
IDENTIF. & REFERENCE

97 JUL -8 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2167 07/08 0101 03CHECK
8.00