This Instrument Prepared By:
LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

BOOK 10551 PG 112

Mail

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID A. HICKEY, JR., for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey their right, title, and interest in the below-described property to DAVID A. HICKEY, JR. and BETTY J. HICKEY, Trustees, or their successors in trust, under the DAVID A. HICKEY LIVING TRUST, dated April 1, 1997. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being a part of Lot 1 of the Gee Lands, of record in Book 332, page 74, Register's Office In Davidson County, Tennessee, described as follows:

Beginning at a point which is south 17° 55' W. 300 feet from the south margin of Williams Avenue, being the southeast corner of the Richards property, the northeast corner of the land herein described in the west line of the lands of the American Legion, likewise being an iron pin in the east margin of a 20-foot easement for ingress and egress; thence south 17° 55' west 162.72 feet to a point; thence north 80° 59' west 270.54 feet to a point in the east line of the L & N Railroad right-of-way; thence with said right-of-way, north 17° 22' east 162.10 feet to an iron pin; thence south 80° 59' east 160 feet to the southwest corner of the Richards Property; thence with his south line south 81° 12' east 112.16 feet to the point of beginning, contained one acre, more or less.

Being the same property conveyed to DAVID A. HICKEY, JR., by deed from CAPITOL TOOL & DIE COMPANY, INC., of record in Deed Book 9100, page 966, said Register's office.

Together with a 20 foot perpetual easement for egress and ingress across the land of Rich P. Richards, which is located between the above land and Williams Avenue, being the easterly 20 feet of same and extending from the northwesterly corner of above land to said Williams Avenue.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument

IN TESTIMONY WHEREOF, I have executed this instrument July 23, 1997.

0332533
IDENTIFICATION REFERENCE

97 JUL 31 PM 3:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

David A. Hickey Jr
DAVID A. HICKEY, JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DAVID A. HICKEY, JR., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal, July 23, 1997.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 09/24/2000

NOTARY PUBLIC

Property address:
211 Williams Avenue
Madison, TN 37115

Mail Tax Bills To:
DAVID A. HICKEY, JR., Trustee
6 Wyndermere
Hendersonville, TN 37075

PARCEL I.D.
Map 42-12
Parcel 71.01

1434 07/31 0101 03CHECK 8.00