0369118

BOOK 10681 PG 545 IDENTIFICATION REFERENCE

PICK-UP

QUITCLAIM DEED

97 NOV 12 PM 1:36

REGISTER

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James Barnes 522 Snyder Avenue Nashville, TN 37209	Same	89 - 35

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between WESLEY BARNES and wife, WILLIE MAY BARNES, hereinafter referred to as the "GRANTOR" and JAMES BARNES hereinafter referred to as the "GRANTEE":

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WESLEY BARNES and wife, WILLIE MAY BARNES have this day bargained, sold and quitclaimed unto JAMES BARNES, his heirs and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated April 2, 1997 and known as Job # 970052 more particularly described as follows:

Beginning at an iron pin in the center of Old Hickory Blvd., said point of beginning being the Northwest corner of the herein described tract and also being the Northwest corner of the Wesley Barnes property of record in Book 4483, Page 213, Register of Deeds, Davidson County, Tennessee of which this is a part; thence, leaving the center of Old Hickory Blvd. and with a fence, N 64 degrees 00 minutes 00 seconds E 994.19' to an iron pin set in a fence corner; thence, continuing with the fence, S 27 degrees 44 minutes 33 seconds E 312.80' to an iron pin; thence, leaving the fence and severing the Wesley Barnes property, S 74 degrees 45 minutes 06 seconds W, passing an iron pin on the margin of Old Hickory Blvd. at approximately 1,010', in all 1,040.28' to a point in the center of Old Hickory Blvd.; thence, with the center of Old Hickory Blvd., N 17 degrees 13 minutes 04 seconds W 120.00' to the point of beginning, containing 5.001 acres more or less.

Being part of the same property conveyed to Wesley Barnes and wife, Willie May Barnes by Deed of Record in Book 4483, Page 213, Register of Deeds, Davidson County, Tennessee.

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

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the undersigned have set their hands on the day and date acknowledged below.

Wesley Barnes
Wesley Barnes

Willie May Barnes
Willie May Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley Barnes, with whom I am personally 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 this the 12th day of NOVEMBER, 1997.

Rovie B. Crawell
NOTARY PUBLIC

My Commission Expires: NOVEMBER 2, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this the 12th day of NOVEMBER, 1997.

Rovie B. Crawell
NOTARY PUBLIC

My Commission Expires: NOVEMBER 2, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual transfer or value, whichever is greater, for this transfer is $10.00.

James E. Barnes
Affiant

Sworn to and subscribed before me this the 10th day of NOVEMBER, 1997.

Rovie B. Crawell
NOTARY PUBLIC

My Commission Expires: NOVEMBER 2, 1998

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CHECK
$8.50