BOOK 10711 PG 386

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PREPARED BY/RETURN TO:
AMERICAN ESCROW COMPANY
P. O. Box 1733
HENDERSONVILLE, TN 37077

QUITCLAIM DEED

FROM: LAWRENCE W. WOODARD
TO: MARGARET JOYCE WOODARD
SEND TAX BILLS TO:
ADDRESS OF NEW OWNER: 5438 LICKTON PIKE Mail
GOODLETTSVILLE, TN 37072

MAP & PARCEL NO: 23-136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $0.00.

Margaret Joyce Woodard
AFFIANT

Subscribed and sworn to before me this 5th day of December 1997.

Brenda McKenney
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

FOR AND IN CONSIDERATION of the payment of Ten Dollars and no/100 ($10.00) cash and other good and valuable consideration, and pursuant to the Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, Lawrence Wilson Woodard vs. Margaret Joyce Woodard, Case No. 95D-668, the receipt of which is hereby acknowledged I/We, LAWRENCE W. WOODARD hereinafter called the Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto MARGARET JOYCE WOODARD, all my right, title, interest and claim in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows,
SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: Improved Property Known As: 5438 LICKTON PIKE, GOODLETTSVILLE, TN 37072

This conveyance is subject to all restrictions, easements and encumbrances of record.

LEGAL DESCRIPTION EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being the remaining property of Lawrence W. Woodard and wife, Margaret H. Woodard in Book 6962, Page 563, Register's Office for Davidson County, Tennessee, Described according to a Survey by Tommy E. Walker, Surveyor, on March, 25, 1991.

BEGINNING at a point in the southerly boundary line of M.C. Webb, Jr., (DB 2643, PG 125 R.O.D.C., TN) and being North 64 degrees 14' 31" West 828.07 feet from an iron rod on the western margin of Lickton Pike, a corner to said Webb; thence from said beginning point; South 27 deg. 18' 09" West 149.77 feet to an iron rod; thence, South 27 deg. 43' 48" West 150.75 feet to a car axle; thence, North 68 deg. 45' 05" West 1068.45 feet to an iron flat bar; thence, North 13 deg. 18' 30" East 87.52 feet to an iron rod; thence South 67 deg. 10' 27" East 900.00 feet to an iron rod; thence, North 13 deg. 18' 30" East 246.00 feet to an iron rod; thence, North 67 deg. 10' 27" West 247.76 feet to the point of beginning; containing 2.99 acres more or less.

ALSO conveyed herein is a right-of-way easement leading from Lickton Pike, 12' feet in width, and joining the within described property for the purposes of ingress and egress as recorded in Book 8325, Page 319, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Lawrence W. Woodard and wife, Margaret Joyce Woodard by Quitclaim Deed of record in Book 6620, Page 889, and Deed of Correction in Book 6982, Page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Lawrence W. Woodard
Lawrence W. Woodard

Margaret Joyce Woodard
Margaret Joyce Woodard

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Quitclaim Deed
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IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th **day of** December, **1997.**

Lawrence W. Woodard
LAWRENCE W. WOODARD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County above, LAWRENCE W. WOODARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th **day of** December, **1997.**

Brenda McKenney
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 27, 2001

