BOOK 10727 PG 703

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Thomas Warner, et ux 1015 Hitt Lane Goodlettsville, TN 37072	Same as New Owner	Map Parcel

Mail

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between JAMES THOMAS WARNER, hereinafter referred to as the "GRANTOR", and JAMES THOMAS WARNER and wife, CASSANDRA F. WARNER, hereinafter referred to as the "GRANTEES";

3179 12/18 0101 03CHECK 16.00

WITNESSETH:

WHEREAS, by Installment Deed of record in Book 9265, page 565, Register's Office for Davidson County, Tennessee, Fred E. Malone and wife, Nannie P. Malone, conveyed to James Thomas Warner, then a single man, a certain tract or parcel of land in Davidson County, Tennessee containing 12.97 acres, more or less, to which Deed reference is hereby made for a more and complete description of the metes and bounds of said property and the terms and conditions of the Vendor's Lien retained therein; and,

WHEREAS, by Installment Deed of record in Book 10058, page 388, Register's Office for Davidson County, Tennessee, Fred E. Malone and wife, Nannie P. Malone, conveyed to James Thomas Warner, his heirs and assigns, a second tract or parcel of land in Davidson County, Tennessee containing 2.293 acres, more or less, to which Deed reference is hereby made for a more complete description of the metes and bounds of the said property and the terms and conditions of the Vendor's Lien retainer therein; and,

WHEREAS, the said properties were combined and partitioned by a survey dated November 18, 1996 by Tommy E. Walker, Registered Land Surveyor, No. 1485, to form two separate tracts -- Tract 1 containing 5.005 acres and Tract 2 containing 10.938 acres, more or less; and,

WHEREAS, the GRANTOR desires to convey the newly partitioned tracts to JAMES THOMAS WARNER and wife, CASSANDRA F. WARNER, to be held by them as tenants by the entirety, with each tract shown according to the metes and bounds of the survey by Tommy E. Walker, Registered Land Surveyor, No. 1485, dated November 18, 1996.

NOW THEREFORE, for and in consideration of the premises shown, the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, the

receipt and sufficiency of all of which are hereby acknowledged, JAMES THOMAS WARNER, the GRANTOR, has this day bargained, sold and quitclaimed unto JAMES THOMAS WARNER and wife, CASSANDRA F. WARNER, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in and to two tracts of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:
BEGINNING at an iron pin in the westerly margin of Hitt Lane, a corner to the property conveyed to Freddie R. Hunter, et ux, of record in Book 7220, page 721, Register's Office for Davidson County, Tennessee, (Map 25, Parcel 107, Tax Assessor's Office for Davidson County, Tennessee); thence, on a curve to the south having a radius of 610.00 feet, a tangent of 251.30 feet, a delta angle of 44 deg. 46' 48", a chord of 464.71 feet, a chord bearing of South 12 deg. 35' 35" West and length of 476.75 feet to an iron pin; thence, South 74 deg. 28' 14" West 142.13 feet to an iron pin; thence, South 79 deg. 27' 18" West 142.40 feet to an iron pin; thence, South 54 deg. 03' 59" West 136.99 feet to an iron pin; thence, South 27 deg. 45' 27" West 211.88 feet to an iron pin; thence, South 31 deg. 28' 35" West 101.62 feet to an iron pin; thence, North 41 deg. 54' 57" West 300.35 feet to an iron pin in the line of Freddie R. Hunter, et ux; thence with the line of Hunter, North 64 deg. 38' 27" East 99.98 feet to an iron pin; thence North 43 deg. 57' 00" East 399.74 feet to an iron pin; thence, North 52 deg. 55' 00" East 472.00 feet to an iron pin; thence, North 71 deg. 00' 00" East 102.84 feet to the point of beginning and containing 5.005 acres, more or less.

TRACT 2:
BEGINNING at an iron pin in the westerly margin of Hitt Lane, a corner to the remaining property conveyed to Fred E. Malone and wife, Nannie P. Malone, by deed of record in Book 5951, page 271, Register's Office for Davidson County, Tennessee; thence leaving Hitt Lane with the line of Malone South 74 deg. 28' 12" West 142.49 feet to a post; thence, South 79 deg. 27' 18" West 132.17 feet to a post; thence, South 54 deg. 03' 59" West 114.05 feet to an iron pin; thence, South 27 deg. 45' 27" West 201.81 feet to an iron pin; thence, South 31 deg. 28' 35" West 233.86 feet to an iron pin; thence, South 58 deg. 27' 44" West 237.17 feet to a post; thence, South 63 deg. 57' 37" West 256.73 feet to an elm tree; thence, South 79 deg. 32' 07" West 148.96 feet to a post; thence, South 76 deg. 31' 35" West 138.56 feet to a post; thence, South 54 deg. 03' 59" West 247.42 feet to a post; thence, North 58 deg. 24' 32" West 245.86 feet to a post; thence, North 75 deg. 03' 54" East 98.11 feet to an iron pin; thence, North 03 deg. 58' 18" East 286.07 feet to an iron pin; thence, North 73 deg. 28' 25" East 191.30 feet to an iron pin; thence, North 64 deg. 38' 27" East 820.07 feet to an iron pin; thence, South 41 deg. 54' 57" East 300.35 feet to an iron pin; thence, North 31 deg. 28' 35" East 101.62 feet to an iron pin; thence, North 27 deg. 45' 27" East 211.88 feet to an iron pin; thence, North 54 deg. 03' 59" East 136.99 feet to an iron pin; thence, North 79 deg. 27' 18" East 142.40 feet to an iron pin; thence, North 74 deg. 28' 14" East 142.13 feet to an iron pin in the westerly margin of Hitt Lane; thence, on a curve having a radius of 610.00 feet, a tangent of 25.01 feet, a delta angle of 4 deg. 41' 47", a chord of 49.99 feet, a chord bearing of South 12 deg. 08' 42" East and a length of 50.00 feet to the point of beginning and containing 10.938 acres, more or less.

The tracts, above described, together form the properties conveyed to JAMES THOMAS WARNER by deeds of record in Book 9265, page 565, and Book 10058, page 388, Register's Office for Davidson County, Tennessee.

The mailing address for the said properties is 1015 Hitt Lane, Goodlettsville, TN 37072.

The property descriptions, as herein set forth, were taken from a survey dated November 18, 1996 by Tommy E. Walker, Registered Land Surveyor, No. 1485.

Tract No. 1 is improved property; Tract No. 2 is unimproved property.

This conveyance is made subject to Vendor's Liens in favor of Fred E. Malone and wife, Nannie P. Malone, as set forth and described in the deeds of record in Book 9265, page 565 and Book 10058, page 388, Register's Office for Davidson County, Tennessee.

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

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

"GRANTOR/GRANTEE"

James Thomas Warner

JAMES THOMAS WARNER

"GRANTEE"

Cassandra F. Warner

CASSANDRA F. WARNER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand and official seal this the 18th day of Dec., 1997.

Diana C. Frey

NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

James T. Warner

AFFIANT

Sworn to and subscribed before me this the 18th day of Dec., 1997.

Diana C. Frey

NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0381924
IDENTIF. # REFERENCE

97 DEC 18 PM 2:42

FELIA ... REGISTER
DAVID ... CO. TN.

BOOK 10727 PG 706

PLAT CONTAINS 15.943 ACRES

NOTE
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD, RECORDED IN THE COUNTY REGISTER'S OFFICE.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHD BEARING
1	610.00'	251.30'	476.75'	44°46'48"	464.71'	S 19°35'35"W
2	610.00'	25.00'	50.00'	4°41'42"	49.99'	S 12°08'47"E

EUGENE R. HUNTER, ETUX
DB 7220, PG 721 R.O.D.C.T.
MAP 25, PARCEL 107 T.A.O.D.C.T.

N 71°00'00"E 100.04'

N 52°55'00"E 472.00'

N 43°57'00"E 399.74'

N 64°38'27"E 820.07'

N 73°26'25"E 191.50'

N 03°48'18"E 286.07'

N 75°03'54"E 98.11'

N 38°24'32"W 245.90'

S 54°03'59"W 247.42'

S 76°31'35"W 138.56'

S 79°32'07"W 148.96'

S 61°57'37"W 256.73'

S 58°27'44"W 237.17'

S 31°08'55"W 253.66'

S 27°25'27"W 201.81'

S 54°03'59"W 114.00'

S 79°27'18"W 132.17'

S 74°28'12"W 162.49'

N 74°28'14"E 162.15'

S 79°27'18"W 142.40'

S 54°03'59"W 136.99'

S 27°25'27"W 211.88'

S 51°54'57"E 300.15'

N 41°54'57"W 300.15'

OLD LINE

1
5.005 ACRES

2
10.938 ACRES

HITT LANE

FRED E. MALONE, ETUX
DB 5951, PG 371 R.O.D.C.T.
MAP 25, PARCEL 7 T.A.O.D.C.T.

DEED REFERENCE

JAMES THOMAS WARNER, ETUX
DB 6065, PG 563 R.O.D.C.T.
MAP 25, PARCEL 99 T.A.O.D.C.T.

TOMMY E. WALKER
TENNESSEE NO. 1495

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1/ 10000 AS SHOWN HEREON.

TOMMY E. WALKER, R.L.S. TN. LIC. NO. 1495

GRAPHIC SCALE - FEET

0 150 300

BOUNDRY SURVEY FOR
TOM WARNER
1015 HITT LANE

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	11/18/96

1ST COUNCILMANIC DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO. 111896

TOMMY E. WALKER, R.L.S.
P.O. BOX 495
RIDGETOP TENNESSEE 37152
615-859-0198

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED