BOOK 10734 PG 574

PREPARED BY/RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

FROM: FRED W. WOODARD AND WIFE, NELLIE C. WOODARD
TO: MARGARET JOYCE WOODARD
ADDRESS OF NEW OWNER: 5438 LICKTON PIKE, GOODLETTSVILLE, TN 37027
P A R C E L N U M B E R : 2 3 - 1 3 6

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value whichever is greater, for this transfer is $ -0-.

Margaret Joyce Woodard
MARGARET JOYCE WOODARD

Subscribed and sworn to before me this 16th 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 ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged I/We, FRED W. WOODARD AND WIFE, NELLIE C. WOODARD, hereinafter called the Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto MARGARET JOYCE WOODARD, UNMARRIED, all our interest, estate, right, title, interest and claim, including all timber rights as reserved in Book 6620, Page 889 and as corrected in Book 6962, Page 663, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Being a part of the same property conveyed to the within named Grantors Deed of Record in Book 3308, Page 250, Register's Office for Davidson County, Tennessee. Also, being a part of the same property conveyed to Margaret Joyce Woodard by Quitclaim Deed of record in Book 6620, Page 889, and as corrected in Book 6962, Page 563 and Book

Property address: 5434 Lickton Pike, Goodlettsville, 37072

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

5106 12/29 0101 03CHECK 12.00

97 DEC 29 AM 9:21

CELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

033724

[illegible] REFERENCE

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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 J. 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.

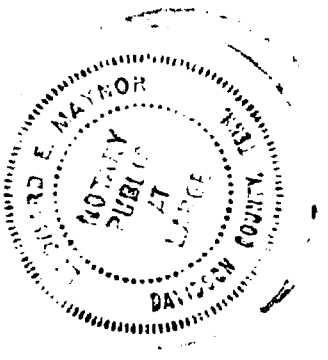
ALSO conveyed herein is a right-of-way easement leading from Lickton Pike, 12' feet in width, and joining the within described property for the purposes of ingress and egress as recorded in Book 8325, Page 319, Register's Office for Davidson County, Tennessee.

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.

Fred W. Woodard
Fred W. Woodard

Nellie C. Woodard
Nellie C. Woodard



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IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th *day of* December, *1997.*

Fred W Woodard
FRED W. WOODARD

Nellie C Woodard
NELLIE C. WOODARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 6 *day of* December, *1997.*

Leonard C Ward
NOTARY PUBLIC

My Commission Expires:
7-24-99