BOOK 10767 PG 30

THIS INSTRUMENT PREPARED BY:

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Map/Parcel Numbers:
187/113

98 JAN 23 PM 1:51
DAVIDSON COUNTY, TN.

0392942

IDENTIFICATION REFERENCE

5094 01/23 0101 03CHECK 8.00

QUITCLAIM DEED

ADDRESS NEW OWNER:

Angela K. Thomas
604 Rice Hill Road
Nolensville, TN 37135

SEND TAX BILLS TO:

same

I, DAVID M. THOMAS, hereby quitclaim to ANGELA K. THOMAS, her heirs and assigns, all my right, title and interest in a certain tract or parcel of land lying and being situated in Davidson County, State of Tennessee, further described as follows:

Land in the Fifth Civil District of Davidson County, Tennessee, bound on the North by Tract No. 10 of survey dated November 20, 1984; on the East by the centerline of a 50 foot wide private road and Tract No. 12; on the South by the centerline of a 50 foot wide private road and Tract No. 5 and Tract No. 8; and on the West by Tract No. 9-B, described as follows:

Beginning at a pin in the centerline of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, Page 209, Register's Office for Williamson County, Tennessee) and the original SE corner of the Oscar D. Guthrie Farm (Deed Book 95, page 291, Register's Office for Williamson County, Tennessee); thence leaving road and with the westerly line of Fann (fenced) the following calls and distances: N 04 deg. 53' E, 1,717.5 feet to a pin by a corner post; N 57 deg. 34' E, 10.7 feet to a pin by a 12" stump in fence line; and N 05 deg. 10'E, 1,030.42 feet to a pin in the centerline of a 50 foot wide private road being the point of beginning and the SE corner of this tract; thence with the centerline of said private road the following calls and distances; N 05 deg. 10' E, 5.1 feet to a pin being the NW corner of property of Charles Willard Fann; N 21 deg. 15' 45" E, 204.4 feet to a pin and N 20 deg. 35' E, 42.52 feet to a pin being the NE corner of this tract; thence with the south line of Tract No. 10 N 83 deg. 40' 49" W, 747.9 feet to a pin in the fence line being the NW corner of this tract; thence with the east line of Tract 9-B, S 38 deg. 40' 30" W, 345.68 feet to a point on the north line of Tract No. 8, the south side of a 25 foot easement for access to Tract No. 9-B, being the SW corner of this tract; thence with the north line of Tract No. 8, S 84 deg. 23' 12" E, 224.88 feet to a pin being the center of a 50 foot private road; thence with the centerline of said private road, S 87 deg. 42' 38" E, 646.56 feet to the point of beginning, containing 5.0 acres, and further described on a survey dated December 12, 1984, as Tract 9-A on a survey filed of record in Book 7442, Page 725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Thomas and wife, Angela K. Thomas, by deed from William Roscoe Tanner, Sr. and wife, Donna P. Tanner, of record in Book 9777, page 773, Register's Office for Davidson County, Tennessee.

This conveyance includes all rights and is subject to all obligations under those certain land owners association and private road easements as set forth in instruments of record in Book 6436, page 461, and Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to a 25 foot driveway easement over and upon herein described property serving tract No. 9-B, adjacent to and to the west of herein described property as set forth in instrument of record in Book 7442, page 726, Register's Office for Davidson County, Tennessee.

This is improved property, known as 604 Rice Hill Road, Nolensville, TN 37135.

Witness my hand this the 18 day of January, 1998.

David M. Thomas
DAVID M. THOMAS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Otis W. Charlton, a Notary Public in and for said County and State, the within named DAVID M. THOMAS, the bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this the 18 day of January, 1998.

Otis W. Charlton
Notary Public

My commission expires: _____.

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $0.00.

David M. Thomas
DAVID M. THOMAS

Subscribed and sworn to before me this the 18 day of January, 1998.

Otis W. Charlton
Notary Public

My commission expires: _____.

My Commission Expires NOV. 25, 2000