BK 10824 PG 846

Form No. WD-4

This Form furnished by Attorneys Title Company, Inc.

FROM

Robert H. Jennings

AND

FROM

Yvonne Hall Jennings

TO James R. Tomkins

TO ~~James R. Tomkins~~

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Jennings, et ux (NAME)	Same (NAME)	PO 25-14-15
605 Barbara Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Robert H. Jennings, Attorney

Suite 913 Stahlman Bldg.

211 Union Street

Nashville, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Robert H Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 19 98

Notary Public

MY COMMISSION EXPIRES: 7/28/98

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a re-conveyance to create a Tenancy by the Entirety

We, Robert H. Jennings, et ux Yvonne Hall Jennings

by these presents do hereby quitclaim and convey unto James R. Tomkins, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, and being a portion of the property in Book 2591, page 31, and described according to a survey by Ray G. Cole, Land Surveyor, No. 924, dated September 22, 1995, Job 95-1445, and described as follows:

TRACT 3: BEGINNING at an iron pin set in the westerly margin, 25.0 feet from the center line of Hitt Lane, the most northeast corner of this tract, a corner to Barbara Crain Detring (deed book 8398, page 568); thence, with the margin of said Hitt Lane, S .05 degrees 14 minutes 06 seconds E. 307.36 feet to a point; thence, continuing with said Hitt Lane and a curve to the left having a delta angle of 16 degrees 49 minutes 41 seconds, a radius of 340.48 feet, an arc length of 100.00 feet, and a chord of S. 09 degrees 46 minutes 25 seconds E. 99.64 feet to an iron pin set in the westerly margin of Hitt Lane, a corner to Tract 2, this survey; thence, leaving Hitt Lane, and with Tract 2, S. 83 degrees 17 minutes 27 seconds W. 441.34 feet to an iron pin set in the line of D. R. Hasty (deed book 2154, page 187); thence, with the line of said Hasty for the next three calls as follows: N. 06 degrees 43 minutes 03 seconds E. 266.86 feet to an iron pin set; thence N. 59 degrees 09 minutes 37 seconds W. 241.55 feet to an iron pin (found); thence, N. 07 degrees 07 minutes 43 seconds E. 151.19 feet to an iron pin (found), a corner to said Hasty, and said Crain; thence with Crain, S. 81 degrees 25 minutes 31 seconds E. 557.00 feet to the beginning, containing 5.00 acres more or less.

BEING THE SAME PROPERTY conveyed to the said Robert H. Jennings, et ux Yvonne Hall Jennings, as tenants in common by Warranty Deed from Dimple M. Miller, a widow and single of Record in Book 9860 Page 501 Register's Office of Davidson County, Tennessee

PROPERTY IS CONVEYED subject to the following restrictions and conditions:

Also conveyed a 20 foot sewer easement across the front portions of Tracts 1 and 2.

Well on this property is not to be used for human consumption.

Any single story home must contain a minimum of 1,600 square feet, excluding garages, carports and breezeways. Any two story home must contain a minimum of 2,000.00 square feet, excluding garages, carports and breezeways.

This is [ ] unimproved [X] improved property, known as Tract 3 (House Number) Hitt Lane (Street) Goodlettsville, TN 37072 (P. O. Address: City or Town) (Postal Zone)

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

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

BK/PG: 10824:847

And now, I, the said James R. Tomkins, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Robert H. Jennings and wife Yvonne Hall Jennings

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of MARCH, 19 98

Robert H. Jennings

Yvonne Hall Jennings

James R. Tomkins
Trustee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Connie Jones, a Notary Public in and for said County and State, the within named, Robert H. Jennings, and wife Yvonne Hall Jennings the bargainor S, 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 at Nashville, Tennessee, this 5th day of MARCH, 19 98.

Connie Jones
Notary Public

My commission expires 7/25/98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Connie Jones, a Notary Public in and for said County and State, the within named James R. Tomkins, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of MARCH, 19 98.

Connie Jones
Notary Public

My commission expires: 7/25/98

IDENTIF. ↑ REFERENCE 044834

98 MAR -5 PM 1:22

FELIX Z. HALL, JR., REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1518 03/05 0101 03CHECK

6.00