BOOK 10870 PG 864

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Morris E. Ayers 2878 Lower Walkers Creek Goodlettsville, TN 37072	Same	17-00-280

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **TAMMY LYNN FITZPATRICK AYERS**, by these presents does hereby quitclaim and convey unto **MORRIS E. AYERS**, and his successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in the 10th Civil District of Davidson County, Tennessee described as Tract No. 3 on the survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

BEGINNING at an iron pin set in the northwesterly margin of Lower Walker's Creek Road, said point being 1006.82 feet south of the original northeast corner of this tract as described in deed of record in Book 3572, page 616, Register's Office for said County; thence, along the northwesterly margin of Lower Walker's Creek Road S 60° 12' 20" W 82.18 feet to a point; thence S 65° 20' 50" W 220.57 feet to an iron pin set; thence leaving the northwesterly margin of Lower's Walker's Creek Road N 41° 40' 7" W 246.75 feet to an iron pin set; thence N 62° 50' 4" W 740.95 feet to an iron pin set; thence N 67° 13' 34" E 531.34 feet to an iron pin set; thence S 46° 23' 19" E 410.07 feet to an iron post; thence S 35° 8' 31" E 150.66 feet to an iron pin set; thence S 61° 30' 25" E 123.82 feet to a hackberry tree; thence S 40° 50' 34" E 172.28 feet to the point of beginning, containing 6.950 acres, more or less.

BEING part of the same property conveyed to Morris E. Ayers from James H. Detlefsen and wife, Teresa A. Detlefsen by deed of record in Deed Book 10753, page 821, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Morris Earl Ayers v. Tammy Lynn Fitzpatrick Ayers*, Civil Action No. 98D33, Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Morris E. Ayers
AFFIANT

Sworn to and subscribed before me, this the 10th day of March, 1998.

Brenda McKenney
Notary Public

My Commission Expires: My Commission Expires MAY 27, 2001.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

Witness my hand this 3 day of March, 1998, the bargaining party, having caused my name to be signed hereto on said day and date.

Tammy Lynn Fitzpatrick Ayers
TAMMY LYNN FITZPATRICK AYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda McKenney, a Notary Public in and for said County and State, TAMMY LYNN FITZPATRICK AYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN this the 3rd day of March, 1998.

Brenda McKenney
NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires MAY 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

0421083
IDENTIF. & REFERENCE
98 APR -3 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5262 04/03 0101 03CHECK 8.00