File Box 29

BOOK 11056 PAGE 383

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

QUITCLAIM
~~WARRANTY~~ **DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. THOMPSON and wife, MARY ANN THOMPSON** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey and quitclaim unto **MARILYNN THOMPSON DECKER** hereinafter called the Grantees, their heirs and assigns, their interest in a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

A tract of land in Metropolitan Nashville-Davidson County, Tennessee, lying on the south side of John Hagar Road between New Hope Road and Earhart Road and being Parcel 184, on Tax Map 98 and being more particularly described as Tract No. 2 on Boundary and Soils Maps by Roger H. Fuqua, RLS #502 dated April 13, 1998, as follows:

Beginning at a point in the center of John Hagar Road at a common corner of Parcel 102, Tax Map 98, owned by Marge Hager Self by deed recorded in Book 4250, page 223, R.O.D.C. TN and the northwest corner of herein described Tract Two; thence, with the center of John Hagar Road, N 89 deg. 59 min. 00 sec. E 50.00 feet to a point at the common corner of Tracts 1 and 2 of the above noted boundary plat, Tract No. 1 owned by James P. Thompson; thence, with the common line of Tracts 1 and 2, S 2 deg. 44 min. 20 sec. W, passing a iron pin set at 15.00 feet, a total of 825.00 feet to an iron pin set; thence, continuing with the common line between Tracts 1 and 2, N 88 deg. 59 min. 16 sec. E 275.00 feet to an iron pin set in the westerly line of Parcel 121 Tax Map 98, owned by Jesse W. McCormac by Deed Book 4790, page 696, R.O.D.C., TN; thence, with the west line of Parcel 121, S 2 deg. 10 min. 42 sec. W 540.00 feet to an existing iron pin, southwest corner of Parcel 121 and in the north line of Parcel 60 Tax Map 98 owned by John C. fisher by Deed Book 2965, page 588, R.O.D.C., TN; thence, with the north line of Parcel 60, S 88 deg. 59 min. 16 sec. W 330.36 feet to an existing concrete monument, southeast corner of Pacel 102; thence, with the easterly line of Parcel 102, N 2 deg. 44 min. 20 sec. E, passing an existing concrete monument of 1351.19 feet, a total of 1366.19 feet to the point of beginning and containing 217,912 square feet or 5.003 acres, more or less.

ALSO CONVEYED with the above described Tract No. 2 is an easement for the installation of utilities and driveway on Tract No. 1 being more particularly described as follows:

Beginning at the southwest corner of Tract No. 1, said point being S 2 deg. 44 min. 20 sec. W 825.00 feet from the center of John Hagar Road as measured along the common line between Tracts 1 and 2, thence with the common line between Tracts 1 and 2, N 2 deg. 44 min. 20 sec. E 350 feet; thence, S 30 deg. 30 min. E 160.00 feet; thence, S 15 deg. 21 min. 06 sec. W 218.84 feet to a point in the south line of Tract No. 1; thence, with the south line of Tract No. 1, S 88 deg. 59 min. 16 sec. W 40 feet to the point of beginning.

BEING part of the same property conveyed to James P. Thomson and wife, Mary Ann Thompson by deed from Resolution Trust Corporation as Receiver for Investors Federal Savings Bank, F.S.B., of record in Book 8267, page 9, Register's Office for said County.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; any and all easements and restrictions of record.

This is /unimproved property known as: **John Hagar Road, Hermitage, TN 37076**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14 day of July 1998

James P. Thompson
James P. Thompson

Mary Ann Thompson
Mary Ann Thompson

BOOK 11056 PAGE 385

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of July, 1998, before me personally appeared James P. Thompson and wife, Mary Ann Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Karen D. Markham
NOTARY PUBLIC

My Commission Expires: 1/29/2000

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

Marilynn Thompson Decker
Affiant

Subscribed and sworn to before me this 14th day of July, 1998.

Karen D. Markham
Notary Public

My Commission Expires: 1/29/2000

* *

ADDRESS NEW OWNER(S):
Marilynn Thompson Decker
3833 Pacifica Dr.
Hermitage, TN. 37076

SEND TAX BILL TO:
NEW OWNER

MAP-PARCEL:
Map: 98
Group:
Parcel: 184

04 72122
IDENTIF. & REFERENCE

98 AUG -7 AM 8:30
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

3887 08/07 0101 03CHECK 14.00