BOOK 11154 PAGE 464

0499299

IDENTIFICATION REFERENCE

PICK-UP

98 OCT 13 AM 11:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY AND RETURN TO:
Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara J. Girard 8157 Jackman Road Joelton, TN 37080	SAME

TAX MAP - PARCEL NUMBERS: Part of 9-017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Oscar Thomas Ledford** and wife, **Erlene Ledford** have this day quitclaimed, and by these presents do hereby quitclaim, transfer and convey unto **Barbara J. Girard**, her heirs and assigns, all of their right, title and interest in and to the following described tract of land located in the 14th Civil District of Davidson County, Tennessee:

BEING A PORTION of parcel 17 on tax map 9, described according to a survey by Michael V. Holmes, H&H Land Surveying, Inc., RLS # 213, dated April 27, 1998, and more particularly described as follows:

COMMENCING at a point, being the northwest corner of the tract conveyed herein; thence, south 80°20'09" east, 64.26 feet to an iron pin; thence, south 81°38'35" east, 27.06 feet to an iron pin; thence, south 66°13'30" east, 29.99 feet to an iron pin; thence, south 75°58'51" east, 54.18 feet to an iron pin; thence, south 81°55'01" east, 57.57 feet to an iron pin; thence, south 83°20'12" east, 45.71 feet to an iron pin; thence, south 66°37'35" east, 21.67 feet to an iron pin; thence, north 71°15'53" east, 152.86 feet to a 60d nail set in a 15" beech tree; thence, north 77°39'24" east, 57.71 feet to a 60d nail set in a 15" white oak tree; thence, north 57°21'25" east, 49.76 feet to an iron pin; thence, south 15°55'25" west, 579.28 feet to an iron pin; thence, north 87°15'39" west, 163.66 feet to an iron pin; thence, north 81°32'40" west, 62.56 feet to an iron pin; thence, north 66°03'04" west, 192.59 feet to an iron pin; thence, north 03°15'00" east, 436.23 feet to the point of beginning, containing 222,203.907 square feet or 5.01 acres.

BEING PART of the property conveyed to Oscar Thomas Ledford and Erlene Ledford by Deed of record in Book 4977, Page 826, said Register's office.

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

Witness our hands this 4 day of June, 1998.

Oscar Thomas Ledford

Erlene Ledford

2914 10/13 0101 01CASH 10.00

STATE OF TENNESSEE:
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Oscar Thomas Ledford and Erlene Ledford, with whom I am personally acquainted (or who proved their identity with sufficient evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4 day of June, 1998.

HARRY L. SWAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:
7-24-99

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE:
COUNTY OF Penn.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-.

Barbara J. Girard

Affiant

WITNESS my hand and official seal, this the 4 day of June, 1998.

HARRY L. SWAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 4 day of June, 1998.

Notary Public

My commission expires:
7-24-99

My Commission Expires JULY 24, 1999