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BOOK 11199 PAGE 568

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98
Notary Public
MY COMMISSION EXPIRES 3/24/01
(SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive Hendersonville, TN 37217

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Ann Jester (NAME)	Owner (NAME)	MAP 33
201 Dry Creek Road (ADDRESS)	(ADDRESS)	PARCEL 20
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey C. Jester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Ann Jester

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

Land located in Davidson County, Tennessee described as follows:

Beginning at a point at the northwest corner of Lot No. 5 on the Plan of Section One, Part One Solitude Acres as of record in Book 3700, Page 48, R.O.D.C., Tennessee and also being the southeast corner of Joe G. Hackney as of record in Book 4453, Page 42, R.O.D.C., Tennessee; thence,

1. With the westerly line of Lot No. 5, S 8 degrees 46' 25" W, 33.0 feet to the common corner of Tracts 2 and 3; thence,
2. With the common line of Tracts 2 and 3, S 59 degrees 36' 14" W, 216.95 feet; thence,
3. With a curve to the left (radius 50.00 feet) northwesterly a distance of 90.02 feet and having a chord bearing and distance of N 81 degrees 58' 35" W, 78.348 feet; thence,
4. With a curve to the right (radius of 50.00 feet) southwesterly a distance of 46.18 feet and having a chord bearing and distance of S 72 degrees 54' 14" W, 44.558 feet; thence,
5. With a curve to the left (radius 284.03 feet) northwesterly a distance of 73.69 feet and having a chord bearing and distance of N 88 degrees 04' 04" W, 73.482 feet; thence,
6. With a curve to the right (radius of 25.00 feet) northwesterly a distance of 39.51 feet and having a chord bearing and distance of N 50 degrees 13' 37" W, 35.523 feet; thence,
7. With a curve to the right (radius of 636.57 feet) northwesterly a distance of 49.49 feet to a point and having a chord bearing and distance of N 2 degrees 43' 37.5" W, 49.474 feet; thence,
8. N 00 degrees 30' 00" W, 114.54 feet to the south line of E. J. Miller as of

CONTINUED

unimproved ( )
This is improved (X) property, known as 201 Dry Creek Road Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand, this ✓ 26 day of October 19 98

✓ Jeffrey C. Jester

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BOOK 11199 PAGE 569

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey C. Jester

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sarasota, Florida, this the 28 day of OCTOBER, 1994.

Commission expires ✓

Sandra M. Shore
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # CC 528119
MY COMMISSION EXPIRES JANUARY 28, 1998
Bonded thru Troy Fain-Insurance

Notary Public

#CC 528119

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

MAIL ENV.

98 NOV 11 AM 8:07

FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0511186

IDENTIF. # REFERENCE

LEGAL DESCRIPTION CONTINUATION

record in Book 2591, Page 31, R.O.D.C., Tennessee; thence,
9. With the south line of Miller S 86 degrees 07' 25" E, 298.83 feet to the common southerly corner of Miller and Hackney; thence,
10. With the south line of Hackney S 78 degrees 20' 19" E, 120.77 feet to the point of beginning and containing 58.220 square feet or 1.337 acres

Running with the above-described Tract No. 3 is a 50-foot wide ingress-egress easement across Tract No. 1, being more particularly described as follows:

Beginning at a point at the northwesterly corner of Lot No. 23, Section One, Part One, Solitude Acres as of record in Book 3700, Page 48, R.O.D.C., Tennessee on the easterly right-of-way line of Milwell Drive where it now ends; thence,

1. Across the present end of Milwell Drive N 76 degrees 10' 33" W, 25.0 feet to the center of Milwell Drive; thence,
2. With the center of Milwell Drive with a curve to the left (radius of 2050 feet) northeasterly a distance of 33.39 feet and having a chord bearing and distance of N 13 degrees 28' 58" E, 22.39 feet, thence,
3. N 77 degrees 07' 00" W, 25.00 feet to a point on the westerly right of way line of Milwell Drive where it now ends; thence,
4. With the future projection of the westerly right of way line of Milwell Drive with a curve to the left (radius 326.30 feet) northeasterly a distance of 118.67 feet and having a chord bearing and distance of N 2 degrees 25' 09" E, 118.021 feet; thence,
5. With a curve to the right (radius 686.57 feet) northeasterly a distance of 89.87 feet and having a chord bearing and distance of N 40 degrees 15' 30" W, 89.807 feet; thence,
6. Crossing the end of 50-foot easement N 89 degrees 30' E, 50.00 feet to a point in the westerly line of Tract No. 3; thence,
7. With the westerly line of Tract No. 3 with a curve to the left (radius 636.57 feet) southeasterly distance of 49.49 feet and having a chord bearing and distance of S 2 degrees 43' 37.5" W, 49.474 feet; thence,
8. With the westerly line of Tract No. 2 with a curve to the left (radius 636.57 feet) southeasterly a distance of 35.69 feet and having a chord bearing and distance of S 6 degrees 20' 35" E, 35.687 feet, thence,
9. With a curve to the right (radius 376.30 feet) southwesterly a distance of 136.86 feet and having a chord bearing and distance of S 2 degrees 25' 09.5" W, 136.108 feet; thence,
10. With a curve to the right (radius of 2075 feet) southwesterly a distance of 33.93 feet to the point of beginning and having a chord bearing and distance of S 13 degrees 18' 25.5" W, 33.93 feet. This 50-foot wide ingress-egress easement is to remain in effect until Milwell Drive is extended to Tract No. 3 and dedicated to the public.

BEING the same property conveyed to Theresa Ann Jester and husband, Jeffrey C. Jester by Quitclaim Deed from Theresa Ann Jester, of record in Book 7346, Page 570, Register's Office for said County.

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