Mail

THIS INSTRUMENT PREPARED BY: BOBBY D. DAVIS, ATTORNEY
MADISON TITLE COMPANY
BOOK 11215 PAGE 968 101 SHEPHERD HILLS DRIVE
MADISON, TENNESSEE 37115

QUITCLAIM DEED

ADDRESS NEW OWNER:
Jimmy Scott Chambers
2120 Pinnacle Circle
Pleasant View, TN 37146

SEND TAX BILLS:

MAP 8
GROUP
PARCEL 78.01
+ 152.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Alma I. Chambers a/k/a Alma E. Chambers, hereinafter referred to as the "Grantor" and Jimmy Scott Chambers and William C. Chambers, tenants in common, hereinafter referred to as the "Grantees":

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Alma I. Chambers a/k/a Alma E. Chambers, has this day bargained, sold and quitclaimed unto Jimmy Scott Chambers and William C. Chambers, tenants in common, their heirs and assigns, all her right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EASEMENTS RECORDED OR UNRECORDED AND ANY RESTRICTIONS RECORDED OR UNRECORDED.

THIS INFORMATION FURNISHED BY THE GRANTORS HEREIN AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY IS GIVEN TO THE VALIDITY OF THE TITLE HEREIN.

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

IN WITNESS WHEREOF, the undersigned, has hereunto set her hand on this 20th day of November, 1998.

Alma I Chambers

ALMA I. CHAMBER A/K/A
ALMA E. CHAMBERS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALMA I. CHAMBERS A/K/A ALMA E. CHAMBERS, with whom I am personally acquainted, the within named bargainer, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 1998.

Tracy Butler
Notary Public

My Commission Expires:
2-6-2001

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual transfer or value, whichever is greater, for this transfer is 0.

AFFIANT

Subscribed and sworn to before me this 20th day of November, 1998.

Notary Public

My Commission Expires:
1/27/2001

TONI J. EASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

0515573
IDENTIF. ↑ REFERENCE
98 NOV 23 AM 10:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
0231 11/23 0101 03CHECK 22.00

EXHIBIT "A"

BOOK 11215 PAGE 971

4. The land referred to in this Commitment is located in the County of CHEATHAM COUNTY, TN
State of Tennessee and described as follows:
Land in Davidson County, Tennessee, described as follows:

Tract One:
Beginning at a stake in the center of Harper Road in Colwell's East line 176 feet South of center line in Baxter Road; thence North 81 degrees 10' East 41 feet; thence South 0 degrees 50' East 550 feet in South East corner of this tract; thence South 89 degrees 10' West 416.5 feet to center of Harper Road; thence with center of said road as follows: North 38 degrees 30' East 165 feet; North 34 degrees 0' East 330.10 feet; North 31 degrees 30' East 88.6 feet to the beginning, containing 2.87 acres, more or less.

Being the same property conveyed to Chester C. Chambers and wife, Alma E. Chambers by deed of record in Book 3502, page 411, Register's Office for Davidson County, Tennessee.

herewith.

Tract Two:
A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, March 3, 1948, as follows: Beginning in the center line of Baxter Road where the same intersects a County road, said beginning point being the westerly line of Herman Baxter's land; thence with center line of said road, South 1 degree 55' West 708 feet to a stake; thence South 58 degrees 0' West 775.4 feet to a stake; thence North 83 degrees 30' West 359.6 feet to a stake; thence South 76 degrees 30' West 402 feet to a stake; thence North 5 degrees 45' East 170 feet to a stake; thence North 0 degrees 50' West 345 feet to a stake; thence North 89 degrees 10' East 232 feet to a stake; thence North 0 degrees 50' West 550 feet to a stake; thence South 81 degrees 10' West 41 feet to a point in center of Harper Road; thence with center of said road, North 17 degrees East 176 feet to a point in center of Baxter Road; thence South 80 degrees 20' East 213 feet; thence South 89 degrees 5' East 880 feet; thence South 87 degrees 20' East 95 feet to a point where Baxter Road intersects with a County road, the point of beginning, containing 29.90, more or less.

LESS AND EXCEPT THE FOLLOWING:
A FIVE ACRE TRACT OF RECORD IN BOOK 7430, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A FIVE ACRE TRACT OF RECORD IN BOOK 7442, ,PAGE 160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A 7.58 ACRE TRACT OF RECORD IN BOOK 5176, PAGE 710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A 2.87 ACRE TRACT OF RECORD IN BOOK 3502, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LEAVING IN THE AGGREGATE 9.43 ACRES, MORE OR LESS.

Being the same property conveyed to Alma Chambers by deed of record in Book 9618, page 802, Register's Office for Davidson County, Tennessee.

Tract Three:

Land in Cheatham County, Tennessee, described as follows:

Beginning at an iron pin in the westerly right-of-way of U.S. Highway 41-A, being 40 feet from the center of said highway and being the Northeast corner of Gary W. Wilson; thence with the northerly line of Gary W. Wilson, South 69 degrees 24' 58" West 336.63 feet to an iron pin; tnence with the easterly line of Thomas G. Henry, North 52 degrees 08' 37" West 313.50 feet to an iron pin; thence with the southerly line of Charles E. Marquiss, being the southerly margin of a 50.00 foot wide easement for ingress and egress, North 29 degrees 08' 37" East 268.25 feet to an iron pin; thence with the westerly right of way

of U.S. Highway 41-A, South 62 degrees 01' 44" East 134.48 feet to an iron pin and SOuth 51 degrees 56' 32" East 397.84 feet to the beginning, containing 2.76 acres, more or less, and being Tract One on Plat of record at Plat Book 10, page 83, Register's Offie for Cheatham County, Tennessee.

Being the same property conveyed to Jimmy Chambers by deed of record in Book 418, page 20, Register's Office for Cheatham County, Tennessee.

Tract Four:

Being a tract of land on the southerly side of Pinnacle Circle a.k.a Sub-station Road being all of the property described in Deed Book 238, page 819, Register's Office for Cheatham County, Tennessee, and further described as follows:

Beginning at a spike in the center of Pinnacle Circle a.k.a Sub-Station Road being South 41 degrees 07 minutes 51 seconds East 729.23 feet from the intersection of Pinnacle Circle a.k.a Sub-Station Road and Bidwell Road; thence with the center of Pinnacle Circle a.k.a. Sub-Station Road, South 46 degrees 22 minutes 18 seconds East 307.72 feet to a P.K. nail, South 54 degrees 42 minutes 06 seconds East 227.72 feet to a P.K.nail and South 60 degrees 05 minutes 41 seconds East 114.75 feet to a spike in the center of Pinnacle Circle a.k.a. Sub-Station Road; thence with the northerly line of Robert Ford, North 85 degrees 45 minutes 26 seconds West 764.09 feet to an iron pin; thence with a new southerly line of Edward Sterry, North 36 degrees 23 minutes 13 seconds East 428.05 feet to the point of beginning.

Being the same property conveyed to Jimmy Scott Chambers, unmarried by deed of record in Book 369, page 49, Register's Office for Cheatham County, Tennessee.