31A

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 11234 PAGE 980

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| 253 Cedarview Drive<br>Antioch, Tennessee 37013 | Same | 119-13<br>312 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety between husband and wife, I, **DAWSON H. WIMSATT, JR.**, by these presents hereby quitclaim and convey unto **JOHN J. BAILEY, III, TRUSTEE**, and his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot "B" on an unrecorded plan described according to a survey made by Pete Meyer, Surveyor, dated January 7, 1946, of part of Tract No. 2, Woodbine Courts, formerly the Timmons property, and part of a county quarry lot on the east side of Nolensville Pike and being further described as follows:

BEGINNING at a point in the easterly side of Nolensville Pike, 100 feet south of the southerly intersection of East Timmons Avenue, as changed by the County Highway Department; thence at right angles, to the margin of the Nolensville Pike, in an easterly direction, a distance of 160 feet to an iron pin in the westerly margin of a newly formed 20 foot alley; thence with said westerly margin, in a northerly direction; 75.6 feet to an iron pin in the southerly margin of E. Timmons Avenue; thence following curve of the southerly margin of E. Timmons Avenue, as changed, in a westerly direction, a distance of 69.1 feet to an iron pin, the end of the curve; thence continuing in a westerly direction, with the margin of said Avenue, a distance of 67.9 feet to an iron pin, the beginning of a curve; thence following the curve, in a southwesterly direction, a distance of 39.27 feet to an iron pin in the east margin of the Nolensville Pike; thence with the said margin, in a southerly direction, a distance of 75 feet to the point of beginning.

BEING the same property conveyed to David W. Hembree and wife, Elizabeth R. Hembree from Hubert E. Lawing and wife, Bette K. Lawing, by deed of record in Book 4143, page 712, Register's Office for Davidson County; the said David W. Hembree and wife, Elizabeth R. Hembree, having

since died, and the Grantor and Terry Hembree Butts being the only heirs-at-law, and Terry Hembree Butts having conveyed her interest to Grantor by quitclaim deed of record at Book 5548, page 843, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3002 Nolensville Road, Nashville, Tennessee 37211, Davidson County.

And now I, **JOHN J. BAILEY, III, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby bargain, sell, quitclaim and convey unto **DAWSON H. WIMSATT, JR.** and wife, **BRENDA WIMSATT**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made for a more complete description.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 30th day of November, 1998.

Dawson H. Wimsatt, Jr.

John J. Bailey, III, TRUSTEE

[Notary Pages Follow]

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, MARGARET P. BOWDEN, a Notary Public of said county, DAWSON H. WIMSATT, JR., the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 30 day of November, 1998.

Margaret P. Bowden
NOTARY PUBLIC

My Commission Expires:

May 28, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, ANDREA NEIDERLAND, a Notary Public of said county, JOHN J. BAILEY, III, Trustee, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 24th day of November, 1998.

Andrea Neiderland
NOTARY PUBLIC

My Commission Expires:

May 28, 2002

5291 12/03 0101 03CHECK 18.00

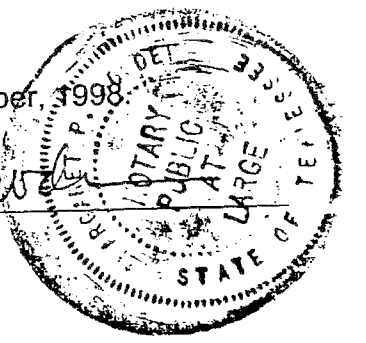
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $-0-.

Dawson H. Linscott Jr.
AFFIANT

Subscribed and sworn to before me this 30 day of November, 1998.

Margaret Bowden
NOTARY PUBLIC




My Commission Expires:

May 28 2000

0520360
IDENTIF. & REFERENCE

98 DEC -3 PM 2:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.