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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
L.D. Hornbuckle, et ux 608 Riverview Drive Flagler Beach, FL 32136	David E. Hornbuckle P.O. Box 961 Madison, TN 37166	Map p/o 46-59 Field Book 13D 40530

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between DAVID E. HORNBUCKLE and wife, KATHRYN PATRICIA HORNBUCKLE, hereinafter referred to as the "GRANTORS", and L.D. HORNBUCKLE and wife, JEAN HORNBUCKLE, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DAVID E. HORNBUCKLE and wife, KATHRYN PATRICIA HORNBUCKLE, the GRANTORS, have this day bargained, sold and quitclaimed unto L.D. HORNBUCKLE and wife, JEAN HORNBUCKLE, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in and to certain real property in Davidson County, Tennessee, subject to a LIFE ESTATE reserved in David E. Hornbuckle, as hereinbelow set forth, said property being more specifically and particularly described as follows, to-wit:

BEGINNING at an iron rod situated in the southerly margin of Bull Run Road, said point being the northwest corner of the property conveyed to R.L. Young of record in Book 1109, page 556, Register's Office for Davidson County, Tennessee; thence with Young's property, South 19 deg. 42' 11" East, a distance of 509.05 feet to an iron rod; thence South 46 deg. 02' 47" East, a distance of 92.23 feet to an iron rod; thence South 82 deg. 29' 07" East, a distance of 47.77 feet to an iron rod; thence South 68 deg. 08' 18" East, a distance of 156.52 feet to an iron rod; thence South 85 deg. 26' 07" East, a distance of 181.55 feet to an iron rod; thence South 80 deg. 28' 51" East, a distance of 93.51 feet to an iron rod; thence South 88 deg. 42' 08" East, a distance of 233.24 feet to an iron rod; thence South 60 deg. 46' 24" East, a distance of 160.72 feet to an iron rod; thence South 86 deg. 05' 33" East, a distance of 63.05 feet to an iron rod; thence South 60 deg. 36' 07" East, a distance of 107.05 feet to an iron rod; thence, South 26 deg. 12' 13" East, a distance of 30.94 feet to an iron rod; thence South 46 deg. 47' 23" East, a distance of 47.34 feet to an iron rod; thence, South 31 deg. 00' 40" East, a distance of 92.55 feet to an iron rod; thence South 38 deg. 01' 47" East, a distance of 136.96 feet to an iron rod; thence South 4 deg. 52' 01" East, a distance of 83.12 feet to an iron rod; thence South 25 deg. 55' 07" East, a distance of 128.03 feet to an iron rod; thence South 17 deg. 38' 41" East, a distance of 72.51 feet to an iron rod; thence South 19 deg. 10' 28" East, a distance of 63.55 feet to an iron rod; thence South 53 deg. 16' 19" East, a distance of 63.40 feet to an iron rod, being the common corner between the property conveyed to R.L. Young and Larry and Cheryl Johnson of record in Book 6971, page 230, Register's Office for Davidson County, Tennessee; thence with Johnson's line, South 36 deg. 53' 17" East, a distance of 202.96 feet to an iron rod; thence South 19 deg. 04' 54" East, a distance of 184.23 feet to an iron rod; thence South 1 deg. 14' 20" West, a distance of 244.77 feet to an iron rod; thence South 7 deg. 55' 54" East, a distance of 92.90 feet to an iron rod;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

thence South 15 deg. 03' 33" East, a distance of 76.32 feet to an iron rod to the common corner between the property conveyed to Larry and Cheryl Johnson and to James Lewis of record in Book 4988, page 827, Register's Office for Davidson County, Tennessee; thence with Lewis' line, South 38 deg. 08' 49" West, a distance of 73.89 feet to an iron rod; thence North 39 deg. 11' 30" West, a distance of 10.58 feet to an iron rod; thence South 40 deg. 23' 33" West, a distance of 100.81 feet to an iron rod; thence leaving Lewis' line, North 45 deg. 48' 22" West, a distance of 2421.70 feet to an iron rod; thence, North 21 deg. 30' 23" West, a distance of 736.08 feet to an iron rod situated in the southerly margin of Bull Run Road; thence with said Road, South 72 deg. 27' 52" East, a distance of 360.84 feet to the point of beginning and containing 32.02 acres of land more or less.

BEING the same property conveyed to David E. Hornbuckle and wife, Kathryn Patricia Hornbuckle, by deed from Leroy Herbold and wife, Goldie Herbold, of record in Book 10590, page 569, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 4557 Bull Run Road, Ashland City, TN 37015.

The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

LIFE ESTATE: The GRANTOR, David E. Hornbuckle, reserves for himself a life estate in the real property hereinabove described, for and during his natural lifetime, subject to the following:

1. David E. Hornbuckle will be responsible for all upkeep, maintenance, taxes and insurance on the said property.

2. In the event David E. Hornbuckle fails to occupy the said property and use the same as his homeplace for a period of six (6) consecutive months, after a dwelling house has been constructed on the property, the said life estate will terminate and be of no further force or effect, whatsoever.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTORS"

David E. Hornbuckle
DAVID E. HORNBUCKLE

Kathryn Patricia Hornbuckle
KATHRYN PATRICIA HORNBUCKLE

"GRANTEES"

L.D. Hornbuckle
L.D. HORNBUCKLE

Jean Hornbuckle
JEAN HORNBUCKLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. HORNBUCKLE and wife, KATHRYN PATRICIA HORNBUCKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF FLORIDA }
COUNTY OF FLAGLER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L.D. HORNBUCKLE and wife, JEAN HORNBUCKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23 day of November, 1998.

NOTARY PUBLIC

My Commission Expires: May 31, 1998

NANCY C. WHITE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # CC 468426
EXPIRES MAY 31, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 20th day of November, 1998.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0521352
IDENTIF. ➔ REFERENCE

98 DEC -7 AM 10:06
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

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