THIS INSTRUMENT PREPARED BY:

C. PATTERSON CRON
Attorney at Law
175 East Main Street
2nd Floor
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

SUBSCRIBED and sworn to before me on this the 14th day of January, 1999.

NOTARY PUBLIC

My Commission expires: 3-27-99

053941O

IDENTIF. & REFERENCE

99 JAN 21 PM 2:22

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

**QUITCLAIM DEED**

Address New Owner:

Christine Diana Carter Shipman,
William E. Shipman, Sr., and wife,
Nancy S. Shipman
2008 Neely's Bend Road
Madison TN 37115

Send Tax Bills to:

Same as New Owner

Map/parcel: 74-00
7+8

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, CHRISTINE DIANA CARTER SHIPMAN, hereby quitclaim to CHRISTINE DIANA SHIPMAN, (one-half undivided interest), and William E. Shipman, Sr., and wife, Nancy S. Shipman, (one-half undivided interest), as joint tenants with right of survivorship, all my right, title and interest in the following land, to wit:

Land in Davidson County, Tennessee, being the Northerly half of a tract of land composed of parts of tracts Nos. 1 and 2 and all of tract No. 3, of the Mary A. Whay land in the 11th Civil District of Davidson County, Tennessee, as of record in Minute Book No. 6, Page 366, County Court of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of Neely's Bend Road, said point being in Summers west line and being the southeast corner of Tract No. 1 in the Mary A. Whay land; thence with the center of said road and with said Summers west line south 16 degrees east 280 feet to a point; thence south 8 degrees west 184 feet to a point; thence south 8 degrees east 436 feet to a point near the corner of the Rucker and Pearson and Summers tracts, being the southeast corner of the north half and the northeast corner of the south half of the Cuniff Farm; thence leaving said road, with the dividing line between the two parts of the Cuniff Farm, south 72 degrees 35 minutes, west 1640 feet to a point about 30 feet north of a spring, thence continuing with said dividing line south 49 degrees 30 minutes west 1350 feet to the low water mark of the Cumberland River, the southwest corner of said north half of Cuniff Farm. Thence with said low water mark north 27 degrees 30 minutes west 825 feet to a point, the northwest corner of the north half of said

farm. Thence leaving the river, north 62 degrees east with Joe Warren's south line, passing a walnut tree at 103 feet from river, in all 3,245 feet to the beginning containing 48.96 acres, more or less.

BEING the same property conveyed to B. E. Shipman by Deed from Metropolitan Life Insurance Company, of record in Book 1140, page 170, Register's Office for Davidson County, Tennessee. The said B. E. Shipman has since died and devised said property to Christine Diana Carter Shipman by Last Will and Testament of record in Book 10195, page 80, Register's Office for Davidson County, Tennessee. Bernis Eugene Shipman is executing this instrument as Attorney In Fact for Christine Diana Shipman pursuant to Durable General Power of Attorney of record in Book 10195, page 83, Register's Office for Davidson County, Tennessee.

**INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED PROPERTIES:**

TRACT NO. ONE:

LAND in Davidson County, Tennessee, being a tract of land lying entirely below the 397.8 foot contour line above mean sea level, situate on the right descending bank of the Cumberland River, in the 11th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

BEGINNING at a point where the 397.8 foot contour line crosses the dividing line between the lands now or formerly of B. E. Shipman, et ux, and the lands of the subject owner, said point being South 58 degrees 45' west 3,176 feet, more or less, from the most northwesterly corner of the lands of the subject owner, thence, leaving said Shipman line, severing lands of the subject owner, and following the 397.8 foot contour line as it meanders generally south 28 degrees 30' east 820 feet to a point in the line of the lands now or formerly of E. W. Traylor; thence, leaving said contour line and along said Traylor line, south 49 degrees 30' west 25 feet to a point in the ordinary high water line of the Cumberland River; thence, northwesterly and downstream, following the meanderings of said water line, a distance of 825 feet, more or less, to a point in the line of the lands of said Shipman; thence, leaving said water line and along said Shipman line, north 58 degrees 45' east 25 feet to the point of beginning, containing five tenths (0.50) of an acre, more or less.

BEING the same property conveyed to United State of America by Warranty Deed of Flowage Easement from B. E. Shipman and wife, Christine Shipman, dated January 21, 1954, of record in Book 2246, page 65, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:

LAND in the 11th Civil district of Davidson County, Tennessee, described partially according to a survey made by Z. J. Wilkinson, Surveyor, dated April 16, 1962, as follows:

BEGINNING at a point in the center line of Neely's Bend Road at the southeasterly corner of the property conveyed to James Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, page 451, Register's Office for said County; thence south 7 degrees 30' east with the center of said Road 178 feet to a point; thence south 68 degrees 00' west 652 feet to an

iron pin; thence north 8 degrees 30′ west 107.2 feet to an iron pin; thence north 62 degrees 15′ east along a fence line 675 feet to the point of beginning, containing 2.08 acres.

BEING the same property conveyed to Bernis E. Shipman and wife, Fay Shipman, by Warranty Deed from B. E. Shipman and wife, Christine C. Shipman, dated May 19, 1962, of record in Book 3401, page 319, Register's Office for Davidson County, Tennessee.

TRACT NO. THREE

LAND in the 11th Civil District of Davidson County, Tennessee, described partially according to a survey made by Z. J. Wilkinson, Surveyor, dated April 16, 1962, as follows:

BEGINNING at a point in the center line Neely's Bend Road south 7 degrees 30′ East 178 feet from the southeasterly corner of the property conveyed to James Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, Page 451, Register's Office for said County; thence South 7 degrees 30′ East with the center line of said Road 182 feet to a point; thence south 74 degrees 30′ West 635 feet to an iron pin; thence north 8 degrees 30′ West 107.2 feet to an iron pin; thence North 68 degrees 00′ East 652 feet to the point of beginning, containing 2.08 acres.

BEING the same property conveyed to William E. Shipman and wife, Nancy B. Shipman by Warranty Deed from B. E. Shipman and wife, Christine C. Shipman, dated May 19, 1962, of record in Book 3401, Page 357, Register's Office for Davidson County, Tennessee.

TRACT NO. FOUR:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated April 20, 1970, made by Gary R. Cummings, Surveyor, as follows:

Beginning at an iron pin in the westerly margin of Neely's Bend Road, same being the northeasterly corner of the property conveyed to Elwood Traylor by deed of record in Book 1237, page 482, Register's Office for said County, and the southeasterly corner of the property herein described; thence leaving said margin with said Traylor and a fence, South 73 degrees 06′ West 854.2 feet to an iron pin, corner to the remaining lands of B. E. Shipman in the line of said Traylor; thence with said Shipman as follows: North 8 degrees 25′ West 140.6 feet to an iron pin, North 73 degrees 22′ East 601.4 feet to an iron pin, North 7 degrees 59′ West 45.65 feet to an iron pin and North 69 degrees 23′ East 255.7 feet to an iron pin in the westerly margin of said Neely's Bend Road; thence with said margin, South 8 degrees 14′ East 200.0 feet to the beginning, containing 3.0 acres, more or less.

Being the same property conveyed to David M. Jones and wife, Lois C. Jones, by Warranty Deed dated June 1, 1970, from B. E. Shipman, and wife, Christine C. Shipman of record in Book 4424, Page 120, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is improved property known as 2008 Neely's Bend Road, Madison, Tennessee 37115.

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

**WITNESS**, my hand, this 14 day of January, 1999.

BY: BERNIS EUGENE SHIPMAN, as Attorney In Fact for CHRISTINE DIANA CARTER SHIPMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of January, 1999, before me personally appeared BERNIS EUGENE SHIPMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTINE DIANA CARTER SHIPMAN and acknowledged that he executed the same as the free act and deed of CHRISTINE DIANA CARTER SHIPMAN.

NOTARY PUBLIC

My Commission Expires: March 27, 1999

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