This instrument was prepared by: **Gary D. Copas**, Attorney at Law
The Lawyers Building, 333 Gallatin Road South
Madison, Tennessee 37115

ROBERT L. WEST,

Grantor

TO

DAWN W. UMPHENOUR,

Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Dawn W. Umphenour
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 1999.
Kim Fortado
Deputy Register

Name and Address of New Property Owner:	Name and Address of Person Responsible For Real Property Taxes:	Map & Parcel Nos.:
Dawn W. Umphenour 3153 Ivy Point Rd Mail Goodlettsville, TN 37072	Dawn W. Umphenour	part of Map No. 10, Parcel 2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, I, **Robert L. West**, the undersigned Grantor, do hereby **quitclaim** to my sister, **Dawn W. Umphenour** (formerly, **Dawn W. Groves**), all my title, rights and interests in the following tracts of land, situated in the 14th Civil District of Davidson County, Tennessee, described to-wit:

Tract 1

BEGINNING at an iron pin (old) in the north margin of a 30 foot easement for ingress and egress and in the west property line of property of **Shirley Reasoner**, as appears in Deed Book 288, page 693 RORCT ("Register's Office for Robertson County, Tennessee") and the most southwest corner of property of **Robert F. Mabry**, as appears in Deed Book 354, page 587 RORCT and continuing as follows: with the west line of **Reasoner** and along an existing fence S 19 deg. 14 min. 21 sec. W 69.15 feet to an iron pin (old), thence S 11 deg. 44 min.

05 sec. W 820.46 feet to a point in the center of **Sycamore Creek**, thence along the center of the creek N 56 deg. 35 min. 10 sec. W 259.45 feet to a point in the creek, thence N 36 deg. 35 min. 10 sec. W 148.50 feet to a point in the creek, thence N 17 deg. 27 min. 23 sec. W 126.23 feet to a point in the creek, thence N 17 deg. 19 min. 03 sec. W 403.92 feet to a point in the creek, thence N 21 deg. 02 min. 22 sec. E 276.18 feet to a point in the creek, thence N 62 deg. 12 min. 18 sec. W 136.88 feet to a point in the creek, a new corner to Dawn **Groves** (now **Umphenour**), thence along a new line to **Groves** (now **Umphenour**) N 27 deg. 47 min. 42 sec. E passing an iron pin (new) at 40 feet on the north bank of the creek a total distance of 350.05 feet to a 18" hickory tree fence corner at the most northwest corner of this tract and a corner to property of **Malcomb Tate**, as appears in Deed Book 159, page 428 RORCT, thence along the line of **Tate** S 30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new), thence continuing with the line of **Tate** and along an existing fence S 85 deg. 04 min. 36 sec. E 346.50 feet to a marked corner tree at the most northeast corner of this tract, in the west line of property of **Mabry**, thence along the west line of **Mabry** S 1 deg. 49 min. 34 sec. W 284.56 feet to the point of beginning, containing **14.37 acres**, as per survey by **Jack L. Head**, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd, **Springfield, Tennessee**, dated February 16, 1999.

TOGETHER with all title, rights and interests in an ingress and egress easement described in Deed Book 288, page 693 RORCT and SUBJECT to an ingress and egress easement across this property more fully described as follows: beginning at an iron pin at the beginning point of this **Tract 1** and continuing along the east line of this property S 19 deg. 14 min. 21 sec. W 32.68 feet to a point, thence with a new line to Umphenour along the south side of the easement N 46 deg. 56 min. 14 sec. W 477.34 feet to a point, thence N 28 deg. 50 min. 00 sec. W 400.28 feet to a point in the boundary between this **Tract 1** and the hereafter described **Tract 2**, thence continuing along the south side of the easement N 28 deg. 50 min. 00 sec. W 483.59 feet to a point in a line between the hereafter described **Tract 2** and the tract adjoining thereto, described on the said survey as **Tract 3**, thence along the same line N 21 deg. 02 min. 21 sec. E 39.21 feet to a point on the north side of the easement, thence along the north side of the easement S 28 deg. 50 min. 00 sec. E 507.87 feet to a 18" hickory tree at a fence corner between **Tract 1** and **Tract 2**, thence continuing along the north side of the easement S 30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new) and S 46 deg. 56 min. 14 sec. E 460.10 feet to the point of beginning .

Tract 2

BEGINNING at an iron pipe (old) in a pile of stone, said pipe being the most northeast corner of this tract and the most southern northwest corner of property of **Malcomb Tate**, as appears in Deed Book 159, page 428 RORCT ("Register's Office for Robertson County, Tennessee"), thence along the west side of **Tate** S 5 deg. 39 min. 02 sec. W 623.48 feet to a 18" hickory tree fence corner between the above **Tract 1** and this **Tract 2** of said survey at the most southwest corner to **Tate**, thence with a new line to **Groves** (now **Umphenour**) S 27 deg. 47 min. 42 sec. W 350.05 feet to a point in the center of the **Sycamore Creek** passing a witness iron pin at 40 feet from the center of the creek on the north bank, thence with the center of the creek N 62 deg. 12 min. 18 sec. W 349.57 feet to a point in the center of the creek, a new corner to **Groves** (now **Umphenour**), thence with a new line to **Groves** (now **Umphenour**) N 21 deg. 02 min. 21 sec. E passing an iron witness pin at 40 feet on the north bank a total distance of 861.77 feet to an iron pin (new), a new corner to **Groves** (now **Umphenour**) in the south property line of **Daniel C. Robinson**, et al, as appears in Deed Book 197, page 229 RORCT, thence along the south line of **Robinson** S 80 deg. 35 min. 10 sec. E 227.54 feet to the point of beginning containing **6.87 acres**, as per survey by **Jack L. Head**, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd, **Springfield, Tennessee**, dated February 16, 1999.

TOGETHER with all title, rights and interests in an ingress and egress easement described in Deed Book 288, page 693 RORCT and SUBJECT to an ingress and egress easement across this property more fully described as follows: beginning at an iron pin at the beginning point of **Tract 1** and continuing along the east line of the property S 19 deg. 14 min. 21 sec. W 32.68 feet to a point, thence with a new line to Groves (now Umphenour) along the south side of the easement N 46 deg. 56 min. 14 sec. W 477.34 feet to a point, thence N 28 deg. 50 min. 00 sec. W 400.28 feet to a point in the boundary between **Tract 1** and this **Tract 2**, thence continuing along the south side of the easement N 28 deg. 50 min. 00 sec. W 483.59 feet to a point in a line between this **Tract 2** and the tract adjoining thereto, described on the said survey as **Tract 3**, thence along the same line N 21 deg. 02 min. 21 sec. E 39.21 feet to a point on the north side of the easement, thence along the north side of the easement S 28 deg. 50 min. 00 sec. E 507.87 feet to a 18" hickory tree at a fence corner between **Tract 1** and **Tract 2**, thence continuing along the north side of the easement S 30 deg. 42 min. 50 sec. E 396.00 feet to an iron pin (new) and S 46 deg. 56 min. 14 sec. E 460.10 feet to the point of beginning.

The above **Tract 1** and **Tract 2** are **UNIMPROVED**.

SOURCE OF TITLE AND INTEREST: The above **Tract 1** and **Tract 2** BEING part of the same property conveyed to Robert L. West (the above named Grantor) and Dawn W. Groves (being one and the same person as the above named Grantee, Dawn W. Umphenour) by deed from William E. Carlton, an unmarried man, dated February 19, 1993, and recorded on February 24, 1993, in **Book 8872, Page 766**, in the Register's Office for Davidson County, Tennessee.

SOURCE OF NEW DESCRIPTION: The above legal descriptions are not the same as in the said previous deed of record. The new descriptions are from the boundary survey of **Jack L. Head, Tennessee Registered Land Surveyor, License No. 670, of Jack L. Head & Associates, 2127 Memorial Boulevard, Springfield, Tennessee 37172, dated February 16, 1999.**

IN WITNESS WHEREOF, I have hereunto set my signature on the 27th day of April, 1999.

Robert L. West

ROBERT L. WEST, Grantor

CERTIFICATE OF ACKNOWLEDGMENT

State of Tennessee)
)
County of Davidson)

Personally appeared before me, ADRAIN F. Brewer JR. the undersigned Notary Public of the aforesaid County and State, **Robert L. West**, the within named 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, at office, this 27th day of April, 1999.

Adrain F Brewer Jr
NOTARY PUBLIC

My commission expires:

07/27/2004

98 MAY -4 AM 11:02
REFERENCE
05822415

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