THIS IS BASED UPON INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT IS PREPARED BY:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125
FRANKLIN, TENNESSEE 37064

Mail

BOOK 11659 PAGE 321

SEND TAX STATEMENTS TO:

SAME

NAME OF MORTGAGEE:

NONE

ADDRESS OF NEW OWNERS:

Mary Jane A. Baird
3 Morningside Drive
Indianola, MS 38751

MAP___GROUP___PARCEL___
Map/Par 155-00-0 155.00
SA/FB: 09D-19160

7635 09/13 0101 03CHECK 10.00

# QUITCLAIM DEED

This instrument, made and entered into on this the 9th day of August 1999, by and between Lee Anne Abernathy, as to a 1/6 undivided interest hereinafter referred to as First Party, James David Abernathy, Jr., hereinafter referred to as Second Party:

SEP 13 PM 1:00

REGISTER
DAVIDSON CO. TN.

0635060

## WITNESSETH:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, First Party hereby conveys and quitclaims unto Second Party, all of her right, title and interest in and to the following described tracts or parcels of land:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Joseph W. Newsom Lands, of record in Plat Book 1, page 25, Chancery Court at Nashville, together with a certain adjacent parcel, all being shown on a survey by G. Bary Greer, Surveyor, dated March 27, 1972, as Tract No. 11 and a 3.25 acre tract of the R. N. Hutton Estate, described together as follows:

Beginning at a point in the northerly margin of McCrory Lane, said point being the southwesterly corner of the Roseliee Hugh lands, as conveyed by deed of record in Book 1344, page 685, Register's Office of said County; thence with said margin northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, a distance of 558.98 feet to a point; thence continuing with said margin northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, 82.37 feet to a point; thence continuing with said margin north 10 degrees 29' 30" West 486.6 feet to a point; thence continuing with said margin north 79 degrees 30' 30" east 15 feet to an iron pin; thence with said margin north 10 degrees 29' 30" west 114 feet to a point; thence leaving said margin south 81 degrees 57' east 1402.1 feet to an iron pin; thence with an old woven wire fence south 4 degrees 47' West 627 feet to a 30" beech tree; thence north 79 degrees 59' west 402.1 feet to an existing angle iron; thence north 10 degrees 20' east 53 feet to an existing angle iron; thence north 79 degrees 40' west 40.05 feet to a point; thence south 10 degrees 20' west 53 feet to an angle iron; thence north 81 degrees 45' west 78 feet a beech tree; thence south 42 degrees 57' west 325.4 feet with an old wire fence to a point; thence south 57 degrees 14' west 101.2 feet to the point of beginning, containing 21.05 acres, more or less.

Being the same property conveyed to James D. Abernathy and wife, Erin C. Abernathy by warranty deed of First American National Bank of Nashville, Tennessee of record in Book 4624, page 804, Register's Office of Davidson County, Tennessee. The said James D. Abernathy having since died and by operation of law said property is now vested in Erin C. Abernathy.

See Quitclaim Deed of record in Book 1772, page 238, Register's Office of Williamson County, Tennessee, wherein Erin C. Abernathy quitclaimed said property to James David Abernathy, Jr. as to a 1/6 undivided interest, Lee Anne Abernathy, as to a 1/6 undivided interest, Mary Jane A. Baird as to a 1/6 undivided interest, David P. Baird, Sr. as to a 1/6 undivided interest and Robert W. Abernathy as to 2/6 undivided interst.

In testimony whereof, First Party has hereunto set her signature this the

9 day of August, 1999.



Lee Anne Abernathy
Lee Anne Abernathy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lee Anne Abernathy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 9 day of August, 1999.

(SEAL)

Ruby Mayo
Notary Public

My Commission Expires:
5-26-02

State of Tennessee
County of Williamson

The actual value or consideration, wherever is greater, for this transfer is
$ -0-.

Lee Anne Abernathy

Sworn to and subscribed before me, on this the 9 day of August, 1999.

(SEAL)

Ruby Mayo
Notary Public

My Commission Expires:
5-26-02