FROM
Annette L. Taylor

TO
Allen Earps and Betty F. Earps

Instr:200003210028435 Page: 1 OF 2
REC'D FOR REC 03/21/2000 6:55:08AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Allen Earps and wife,	Owner	52-8-196
3031 Smith Springs Road		
Antioch, TN 37013		

THIS INSTRUMENT WAS PREPARED BY

GUARANTY TITLE AND ESCROW CO.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

Prepared from information
furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

Affiant

Subscribed and sworn to before me, this the 13 day of March, 2000.

Notary Public
Commission Expires: 2-18-01

I, Annette L. Taylor do hereby quitclaim to Allen Earps and wife, Betty F. Earps their heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, described according to a survey by M&K Incorporated, dated November 3, 1989, more particularly described as follows:

Beginning at an iron pin in the westerly right of way of Cheyenne Boulevard, said point being the northeast corner of the subdivision of Sequoia Valley, Section 3 of record in Plat Book 4468, Page 83, of the Register's Office of Davidson County, Tennessee, thence, with the line of Sequoia Valley, Section 3 and Section 4, south 73 degrees 06 minutes 22 seconds Host, 1736.41 feet to an iron pin in the Madison Academy's Line, north 55 degrees 50 minutes 47 seconds West 161.74 feet to an iron pin in the Madison Academy Line; thence continuing with Madison Academy's Line, north 01 degrees 26 minutes 37 seconds east 738.86 feet to an iron pin; thence north 62 degrees 37 minutes 04 seconds east 116.85 feet to an iron pin; thence north 47 degrees 46 minutes 42 seconds east, 825.46 feet to an iron pin; thence north 56 degrees 42 minutes 80 seconds east 580.97 feet to an iron pin to the westerly margin of Cheyenne Boulevard; thence, continuing with said westerly right of way, south 33 degrees 19 minutes 00 seconds east 579.74 feet to a concrete monument; thence to the right with a curve having a radius of 1,178.00 feet for a distance of 272.38 feet to a concrete monument; thence continuing with said right of way, south 20 degrees 14 minutes 41 seconds east 431.43 feet to the point of beginning.

SAID PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, described according to a survey by M&K Incorporated, dated November 3, 1989, more particularly described as follows:

Beginning at an iron pin in the westerly right of way of Cheyenne Boulevard, said point being the northeast corner of the subdivision of Sequoia Valley, Section 3, of record in Plat Book 4460, Page 83, of the Register's Office of Davidson County, Tennessee; thence with the line of Sequoia Valley, Section 3 and Section 4, South 73 degrees 06 minutes 22 seconds West 1736.41 feet to an iron pin; thence North 06 degrees 50 minutes 47 seconds West 161.74 feet to an iron pin in the Madison Academy line; thence, continuing with Madison Academy's line, North 01 degrees 26 minutes 37 seconds East 738.86 feet to an iron pin; thence North 82 degrees 37 minutes 04 seconds East 118.85 feet to an iron pin; thence North 56 degrees 41 minutes 00 seconds East 580.97 feet to an iron pin, the westerly margin of Cheyenne Boulevard; thence, continuing with said westerly right of way, South 33 degrees 19 minutes 00 seconds East 579.74 feet to a concrete monument; thence, to the right with a curve having a radius of 1170.00 feet for a distance of 272.30 feet to a concrete monument; thence, continuing with said right of way, South 20 degrees 14 minutes 41 seconds East 431.43 feet to the point of beginning, containing 39.16 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee being known as Lot No. 105, Heron Walk Subdivision, Phase Two, Section Five of record in Plat Book 9700, Page 923, Register's Office for said County.
Physical address of 633 Sandy Spring Trail, Madison, Tennessee 37115.

Unimproved (X)
This is improved property ( ) known as

_____

Witness my hand this the 13th day of March, 2000.

Annette L. Taylor

Annette L. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2000, before me personally appeared Annette L. Taylor, to me known to be the person described in or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 13 day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TE

My commission expires: 2-18-01