Instr:200003310032439 Page: 1 OF 2
REC'D FOR REC 03/31/2000 2:37:35PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

PROPERTY TAX INFORMATION:

OWNER: Frances Ransom, et al.
89 Brush Creek Road
Brush Creek, TN 38547

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TRAIL, Attorney
107 North Maple Street
Murfreesboro, TN 37130

From Information Provided by the Parties
Tax Map: 135
Parcel: 273

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that for love and affection and the sum of Ten and No.100 ($10.00) Dollars, cash in hand paid, I, **Frances Ransom**, hereby convey, remise, release and quitclaim unto **David G. Bennett** 1.25% of my undivided interest and unto **Karen R. Bennett** 1.25% of my undivided interest, such that after this transfer I will still own a 56.56% undivided interest, in and to the following described tracts of land in Davidson County, Tennessee:

**TRACT 1:**

Beginning at a point 1900 feet, more or less, west from Murfreesboro Road in the northerly boundary line of the property conveyed to James W. Ransom by deed from W. K. Ransom, et ux, of record in Book No. 4013, page 175, Register's Office, Davidson County, Tennessee; thence south 600 feet, more or less, to the property line of Thomas A. Ransom in deed of this date; thence generally west along said line 880 feet, more or less, then west along the northern boundary line of the Stilts property 1200 feet, more or less, to the center of Franklin Limestone Road; thence northerly along said road 1100 feet, more or less, to a stake; thence easterly along the north boundary line of the W. K. Ransom farm 1500 feet, more or less, to the point of beginning, being 30 acres, more or less.

**TRACT 2:**

A tract of approximately 20 acres in the northern portion of the farm conveyed to W. K. Ransom and wife, Daisy Ransom, by deed from W. S. Hipp et al., of record in Book 370, Page 399, Register's Office of Davidson County, Tennessee, said tract described more particularly as follows:

Beginning at a point on the westerly margin of Murfreesboro Road at the northeast corner of said W. K. Ransom farm; thence southeasterly along the westerly margin of Murfreesboro Road 165 feet, more or less, to a point where the north portion of the W. K. Ransom garden fence coincides with the westerly margin of Murfreesboro Road; thence westerly 1815 feet, more or less, first along the northern portion of said garden fence and thence in a line which is the projection of said portion of said fence to a steel monument market "No. 1"; thence from said monument due north 750 feet, more or less, to a point in the northern boundary of said W. K. Ransom farm; thence easterly along said northern boundary of the W. K. Ransom farm to the point of beginning.

Being the same property conveyed to James W. Ransom and Frances Ransom each a one-half (1/2) undivided interest as tenants in common by Quitclaim Deed from James W. Ransom in Book 10673, page 22, Register's Office Davidson County, Tennessee. See also Quitclaim Deeds appearing of record in Deed Book 11354, page 420 and Book 11434, page 501 and Executrix's Quitclaim

Deed appearing of record in Deed Book 11579, page 352, of said Register's Office.

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

WITNESS my hand and seal this 11 day of March, 2000.

Frances Ransom
**Frances Ransom**

**STATE OF TENNESSEE )**
**COUNTY OF SMITH )**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Frances Ransom,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brush Creek, Tennessee this 11 day of March, 2000.

Dorothea J. Maxey
NOTARY PUBLIC

DOROTHEA J. MAXEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission Expires: 8-15-2001

AFFIDAVIT OF VALUE

I hereby swear or affirm that no consideration was given for this Quitclaim Deed.

Karen Bennett
AFFIANT

Sworn to and subscribed before me, on this 11 day of March, 2000.

Dorothea J. Maxey
NOTARY PUBLIC

DOROTHEA J. MAXEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8-15-2001