Box 21-B

#1

Prepared by:
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Instr:200007180071057 Page: 1 OF 3
REC'D FOR REC 07/18/2000 3:43:54PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Katherine J. Birdwell **225 Cima Drive** **Goodlettsville, TN 37072**	**Katherine J. Birdwell** **225 Cima Drive** **Goodlettsville, TN 37072**	**Map-33** **Parcel-49**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Joseph Birdwell (hereinafter "Grantor"), by these presents, does hereby quitclaim and convey unto his wife, Katherine J. Birdwell (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed to Deed Book 3252, page 605, R.O.D.C.T., as shown on tax Map 33, Parcel 49 and being shown on a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 21, 1995, as follows:
>
> BEGINNING at an iron pin (found) in the southerly margin, 25.0 feet from the center line of Campbell Road, a corner to Lot 1, Tribble Subdivision, and being the most northeast corner of the tract described herein; thence, leaving said road and with said Tribble Subdivision for the next five calls as follows: S 14 deg. 45' 17" W 136.37 feet to a metal post, a corner to a cemetery, thence, with said cemetery, S 15 deg. 54' 45" W 32.39 feet to a metal post; thence, continuing with said cemetery, N 77 deg. 25' 53" W 39.90 feet to a metal post; thence, N 84 deg. 36' 08" W 294.81 feet to an iron pin (found); thence S 03 deg. 39' 47" W 175.90 feet to an iron pin (found); the most southwest corner of said Tribble Subdivision, and in the line of Joseph Birdwell (Deed Book 5694, page 770); thence, with the line of said Birdwell, N 81 deg. 44' 39" W 696.49 feet to an iron pin (found), a corner to said Birdwell and in the line of James Bogle (Deed Book 6513, page 150); thence, with the line of said Bogle, N 07 deg. 26' 18" E 331.17 feet to an iron pin (found) in the line of said Bogle, and a corner to Roy M. Maines (Deed Book 6662, page 198); thence, with the line of said Maines, S 81 deg. 35' 11" E 259.14 feet to an iron pin (found); thence, continuing with said Maines, N 13 deg. 36' 28" E 158.75 feet to an iron pin set, a corner to said Maines in the southerly margin, 25.0 feet from the center of said Campbell Road; thence, with said road, S 73 deg. 05' 43" E 112.31 feet to a point; thence, continuing with said road, S 71 deg. 38' 15" E 668.48 feet to the beginning, containing 8.01 acres more or less.

Being the same property conveyed to Joseph Birdwell by Warranty deed dated September 14, 1995, from Clifton Tribble, Jr., James Ronald Tribble, Mary Jane Hollis, and Joyce Ann Sanford, being all the heirs at law of the Estate of Howell C. Tribble, of record in Book 9797, Page 316, in the Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 10 day of July, 2000.

Joseph Birdwell

Joseph Birdwell, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me the undersigned, a Notary Public of this County, Joseph Birdwell, 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 10 day of July, 2000.

Meredith Hassell

Notary Public
My Commission Expires: 12-25-2003

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Katherine J. Birdwell

Katherine J. Birdwell, Grantee

Sworn and subscribed to before me this 10 **day of** July, **2000.**

My Commission Expires: 10-25-2003

Meredith Hassell

Notary Public

