Davidson County DEEDQC
Recvd: 09/18/00 12:31 3pgs
Fees:15.00 Taxes:3.70
20000918-0092423

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Michael Wayne Downs P.O. Box 953 Joelton, TN 37080-0953	Same	Map 22 Parcel 130

(mail)

FOR AND IN CONSIDERATION of One Dollar ($1,000.00), cash in hand paid, the receipt of which is hereby acknowledged, **JESSE and TERESA DOWNS**, by these presents do hereby quitclaim and convey unto **MICHAEL WAYNE DOWNS**, and his successors and assigns, all their right, title and interest in and to the following described tract of land:

TRACT NO. 1:
BEGINNING at an iron pin set in the northerly margin of Whites Creek Pike (Highway 431), said pin being the southeast corner of the property conveyed to Jesse Downs and wife, Teresa Downs by deed from Clay M. Peeples and Eugenia H. Peeples, of record in Book 6462, Page 64 of the Register's Office of Davidson County, Tennessee;

THENCE, with Downs' easterly boundary along an existing fence, North 89 degrees 45 minutes 18 seconds West, 194.26 feet to an iron pin at the base of a 24" Oak; said point being the southwest corner of the property conveyed to R.D. Anderson and wife by deed of record in Book 2290, Page 506, R.O.D.C.T.;

THENCE, with Anderson's easterly boundary and along an old fence line, the following courses;

North 3 degrees 15 minutes 04 seconds East, 105.43 feet to an iron pin at the base of a 12" Oak;

North 3 degrees 31 minutes 33 seconds West, 170.57 feet to an iron pin at the base of a 18" Black Oak;

North 36 degrees 35 minutes 22 seconds West, 77.99 feet to an iron pin at the base of a 10" Oak;

North 50 degrees 06 minutes 39 seconds West, 568.11 feet to an iron pin at the base of a 36" Oak; said point being the southwest corner of the property conveyed to Larry Ennis by deed of record in Book 3641, Page 353, R.O.D.C.T.;

THENCE, along Ennis' southerly boundary, North 54 degrees 18 minutes 42 seconds East, 346.0 feet to an iron pin in the westerly margin of Whites Creek Pike;

THENCE, along the margin of Whites Creek Pike, the following courses;

South 40 degrees 56 minutes 00 seconds East, 125.99 feet to an iron pin;

Along a curve to the left (I=30 degrees 03 minutes 43

seconds; R=388.30 feet) a distance of 203.73 feet to an iron pin;

North 19 degrees 00 minutes 17 seconds East, 20.0 feet to an iron pin;

Along a curve to the left (I=61 degrees 02 minutes 17 seconds; R=368.30 feet) a distance of 392.36 feet to an iron pin;

South 42 degrees 02 minutes 00 seconds East, 30.0 feet to an iron pin;

North 47 degrees 58 minutes 00 seconds East, 96.40 feet to an iron pin;

Along a curve to the right (I=91 degrees 22 minutes 51 seconds; R=65.40 feet) a distance of 104.31 feet to an iron pin;

North 49 degrees 20 minutes 51 seconds East, 20.0 feet to an ion pin;

Along a curve to the right (I=81 degrees 36 minutes 09 seconds; R=8.40 feet) a distance of 121.63 feet to an iron pin;

South 40 degrees 57 minutes 00 seconds West, 205.40 feet to an iron pin;

South 49 degrees 03 minutes 00 seconds East, 10.0 feet to an iron pin;

Along a curve to the left (I=25 degrees 14 minutes 39 seconds; R=1462.39 feet) a distance of 644.32 feet to the point of beginning, containing 9.85 acres, more or less.

TRACT NO. 2

LAND in the second district of Davidson County, Tennessee. Being a portion of the property of Jessie Downs, and wife, Teresa Downs by deed from Herman Duffie and wife, Barbara Duffie as of record in Deed Book 9879, Page 121, Register's Office Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron rod on the western margin of Whites Creek Pike said point being the Southeast corner of the property of Jesse Downs (DB 6462, PG 064, R.O.D.C.T.) and being the Northeast corner of this tract;

THENCE with the margin of Whites Creek Pike and a curve to the left having a radius of 1462.39 fee, Delta of 09 deg. 17'08", length of 237.00 feet and a chord bearing of S. 11 deg. 03'47" W 236.74 feet to an iron rod;

THENCE leaving said rod margin, N. 87 deg. 11'42" W. 214.65 feet to an iron rod on the center line of a telephone line;

THENCE with center line of telephone line, N. 24 deg. 17'36" W. 255.77 feet to an iron rod on the property of Buford L. Reding (DB 1816, PG 424, R.O.D.C.T.);

THENCE with line of Buford L. Reding, S. 86 deg. 28'16" E. 171.43 feet to an iron rod at the corner of the property of Jesse Downs (DB 6462, PG 064, R.O.D.C.T.);
THENCE with line of Jesse Downs, S. 89 deg. 46'56" E. 193.95 feet to the point of beginning;

BEING part of the same property conveyed to Jesse Downs, and wife, Teresa Downs, by Warranty Deed as of record in Deed Book 9879, Page 121, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,000.00.
Subscribed and sworn to before me this 5th day of Sept., 2000.
My Commission Expires: 3/27/04
(Affix Seal)

Affiant

Notary Public

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

Witness my hand this 13th day of Sept, 2000, the bargaining party, having caused my name to be signed hereto on said day and date.

Jesse Downs
JESSE DOWNS

Teresa Downs
TERESA DOWNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen P Rocha, a Notary Public in and for said County and State, JESSE DOWNS and wife, TERESA DOWNS, signing the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this the 13th day of Sept, 2000.

Helen P Rocha
NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires NOV. 24, 2001

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.