PICK-UP

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Bailey H. Kissner
6307 N. New Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

Davidson County DEEDQC
Recvd: 04/16/01 13:06 2pgs
Fees:10.00 Taxes:0.00
20010416-0036759

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Map 87; Parcel 45.00

THIS INSTRUMENT made and entered into on this the 23 day of March, 2001, by and between **BAILEY H. KISSNER,** ("Grantor") and **BAILEY H. KISSNER and wife, MYRA P. KISSNER, and BAILEY L. KISSNER, as joint tenants with right of survivorship and not as tenants in common** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being known as part of Lot No. 5 on the Plan of the Partition of the Real Estate of Hollis Hagar, deceased, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and described as follows:

BEGINNING at the southwest corner of this tract, being also the Dorris-Burris-McCormick corner, and being in the east terminus of a 15-foot roadway which runs from the southwest corner of this tract to New Hope Road; thence along a line fence north 5° east 1100 feet more or less to the northwest corner of this tract, at the Dorris-Riley-Hagar corner; thence south 73° east 796 feet more or less, to an iron stake; thence south 20° west 990 feet to an iron stake; thence north 85½° west 507 feet to the beginning, containing 15 acres, more or less. Together with all the right, title and interest in and to two 15-foot roadways which were reserved to Dennis E. McClendon and wife, in the deed from said McClendon and wife to William L. Denton and wife, of record in Book 1638, page 58, Register's Office for said County, which said roadways are specifically herein conveyed, and which run from the southwest corner and from the northwest corner of the land herein conveyed westwardly to New Hope Road.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM, is the following tract or parcel of land together with the right of ingress and egress over a 15-foot roadway to New Hope Road coveyed to Bailey Kissner and wife, Myra P. Kissner, by deed from Roxie Shelton, a widow, of record in Book 4135, page page 797, Register's Office for Davidson County, Tennessee and known as 6303 New Hope Road, Hermitage, Tennessee:

Beginning at a point, said point being the NE corner of the lands of the Grantor and thence S. 22° W., 210.0 feet with the fence line to an iron pin; thence N. 71° 30' W., 630.0 feet to an iron pin; thence N. 22° E., 210.0 feet to an iron pin; thence S. 71° 30' E., 630.0 feet to the beginning, and containing 3.0 acres more or less.

Subject to ingress and egress easement over existing drive granted by Roxie Shelton, a widow, and Bailey Kissner and wife, Myra P. Kissner to Robert L. Todd and wife, Frances J. Todd by Easement of record in Book 4221, page 692, said Register's Office.

BEING the same property vested in Bailey H. Kissner, as sole heir of Roxie Shelton, deceased, by Affidavits of Inheritance of record in Book 7548, page 133, and Book 7497, page 936, Register's Office for Davidson County, Tennessee. Also being the remaining property conveyed to George E. Shelton and wife, Roxie Shelton, by deed from John T. Collier and wife, Vida Judd Collier, of record in Book 2024, page 588, said Register's Office. Roxie Shelton, widow of George E. Shelton, having died August 1, 1987, property vesting in Bailey H. Kissner as her only heir.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as **6307 N. New Hope Road, Hermitage, TN 37076**

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 23 day of March, 2001.

Bailey H. Kissner
BAILEY H. KISSNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Morton, a Notary Public in and for said County and State, the within named, BAILEY H. KISSNER, the bargainor, 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, Tennessee, this 23 day of March, 2001.

Gail Morton
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 11-29-2003

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is **$0**.

Bailey H. Kissner
BAILEY H. KISSNER

Sworn to and subscribed before me this 23 day of March, 2001.

Gail Morton
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 11-29-2003