Davidson County DEEDQC
Recvd: 08/20/01 15:21 2pgs
Fees:12.00 Taxes:0.00
20010820-0089734

FROM: Earl Loftis, Jr. **TO: Richard Hedgepath, Jr., Trustee**

AND

FROM: Richard Hedgepath, Jr., Trustee **TO: Earl Loftis, Jr.**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT A TITLE SEARCH AT THE REQUEST OF GRANTOR AND GRANTEE BY: Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Pike, Nashville, TN 37209.

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Earl Loftis, Jr.	Same	Map: 100
4795 Pond Creek Rd.		P/O Parcel: 2 & 3
Pegram, TN 37143		

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RECONVEYANCE TO EARL LOFTIS, JR., I, Earl Loftis, Jr., BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY ALL MY RIGHT, TITLE, AND INTEREST UNTO Richard Hedgepath, Jr., Trustee, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, ALL MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING a tract of land shown on Property Map 100 Assessor's office, bounded in general by Old Pond Creek Road on the east, a second 5.7 acre Earl Loftis Jr. tract on the south, Charles Hall and Walter White on the west, and a 2 acre Earl Loftis Jr tract on the north, more particularly described as follows:

BEGINNING at an existing iron pin on the west side of Old Pond Creek Road, said pin being the southeast corner of a 2 acre Earl Loftis tract (Ref. Deed Book 4161, Page 601, R.O.D.C.); thence S 88 deg. 00 min. 00 sec. E 2.07 ft. to an iron pin on the west margin of Old Pond Creek Road; thence with said margin and a curve to the left having the following characteristics:

delta = 31 deg. 56 min. 01 sec.; radius = 312.36 ft.; arc = 174.10 ft.; tangent = 89.37 ft.; chord = S 06 deg. 30 min. 51 sec. E 171.85 ft. to a point; thence S 22 deg. 28 min. 51 sec. E 124.75 ft. to a point; thence with a curve to the left having the following characteristics:

delta = 07 deg. 33 min. 26 sec.; radius = 989.61 ft.; arc = 130.53 ft.; tangent = 65.36 ft.; chord = S 26 deg. 15 min. 34 sec. E 130.43 ft. to an iron pin, the northeast corner of a second Earl Loftis 5.7 acre tract; thence leaving the road and with a new line S 71 deg. 08 min. 59 sec. W 587.50 ft. to an iron pin in Charles Hall's east line (Ref. Deed Book 128, Page 438, R. O. Cheatham County); thence with the east line first of Hall, then of Walter White, N 00 deg. 54 min. 13 sec. W passing an existing iron pipe at 193.11 ft., in all 608.26 ft. to an existing pin at an iron stake and blazed 6 in. persimmon, said pin being the southwest corner of the aforementioned 2 acre Loftis tract; thence leaving White and with the south line of said 2 acre tract S 88 deg. 00 min. 00 sec. E 438.88 ft. to the point of beginning, containing 5.72 acres, more or less, and being part of Deed Book 8260, Page 499, Register's Office, according to a survey dated 11/14/91 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being part of the same property conveyed to Earl Loftis by deed from Nellie Keeton Davidson, unmarried, of record in Book 8260, page 499, Register's Office for Davidson County, Tennessee.

Earl Loftis and Earl Loftis, Jr. is one and the same person.

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

And now, I, the said Richard Hedgepath, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Earl Loftis, Jr., unmarried, his heirs and assigns, all my right, title, and interst in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand(s) on this the 20 day of August, 2001.

Earl Loftis Jr.
Earl Loftis, Jr.

Richard Hedgepath Jr. Trustee
Richard Hedgepath, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Loftis, Jr., bargainor(s), 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 and official seal at Nashville, Tennessee this 20th day of August, 2001.

BELINDA C. DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Hedgepath, Jr., Trustee, the bargainor(s) 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 and official seal at Nashville, Tennessee this 20th day of August, 2001.

BELINDA C. DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is: **$NONE.**

Subscribed and sworn before me,
this the 20th day of August, 2001.

Earl Loftis Jr.
Affiant

BELINDA C. DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001