QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/22/01 14:04 2pgs
Fees:12.00 Taxes:0.00

20010822-0090754

N-TITAN-01-5976

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Masters and Angela E. Masters (NAME)	Franklin American Mortgage (NAME)	
5976 Lickton Road (ADDRESS)	501 Corporate Centre Drive Suite 400 (ADDRESS)	017-00-0-221.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Angela E. masters HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO John E. Masters and Angela E. Masters HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee and being Tract #1 and an additional small tract of property described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988 and revised March 29, 1989, as follows:

Tract #1: Beginning at an existing iron pin in the northerly margin of Lickton Pike, the most southwest corner of this tract, and being a corner to Gerry D. Conner property of record in Deed Book 6557, Page 614, Register's Office for Davidson County, Tennessee; thence with the line of said Conner, North 18 deg. 27' 08" East 78.22 feet to an existing iron pin, corner to said Conner; thence North 21 deg. 13' 26" West 392.80 feet to an existing iron pin; thence North 87 deg. 24' 59" West 139.70 feet to an existing iron pin; thence North 67 deg. 04' 59" West 154.70 feet to an existing iron pin, the most southeast corner of Tract 2 this survey; thence with the line of said Tract 2, North 18 deg. 00' 20" East crossing a right-of-way access easement and passing an iron pin set at 50.00 feet and in all a total of 622.34 feet to an iron pin set, corner to William D. Patton; thence with the line of said Patton, South 28 deg. 32' 43" East 607.56 feet to an existing iron pin, corner to said Patton; thence continuing with the line of said Patton, South 19 deg. 26' 46" East 40.30 feet to an existing iron pin, corner to said Patton and in the line of the Ed Presley property of record in Deed Book 1815, Page 87, said Register's Office; thence with the line of said Presley, South 64 deg. 10' 47" West 98.01 feet to an existing iron pin in the center of a creek, corner to said Presley; thence continuing with the line of said Presley, South 20 deg. 59' 21" East 279.53 feet to an iron pin set in the line of said Presley; thence South 11 deg. 27' 04" West 85.81 feet to an iron pin set; thence South 30 deg. 29' 31" East 61.27 feet to an iron pin set, corner to said Presley in the northerly margin of said Lickton Pike; thence with the margin of said Pike, South 54 deg. 47' 52" West 150.00 feet to the beginning, containing 5.14 acres, more or less.

Also included in this conveyance is the below described tract of land, being described as the Charles Spurlock Property (Presley), according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1998 and revised March 29, 1989, as follows:

Beginning at an iron pin set, the most southwest corner of this tract, a corner to Ed Presley, and being located North 30 deg. 29' 21" West 61.27 feet from an iron pin set in the northwesterly margin of Lickton Pike; thence from said beginning point, North 11 deg. 27' 04" East 85.81 feet to a point in the line of said Presley; thence with the line of said Presley, South 20 deg. 59' 21" East 50.47 feet to a point; thence continuing with the line of said Presley, South 43 deg. 30' 39" West 51.00 feet to the beginning, containing 0.027 acre, more or less.

Being the same property conveyed to Angela E. Presley by Quitclaim Deed dated August 29, 1991 and filed for record on September 18, 1991 in Book 8444, Page 786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5976 Lickton Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 9th day of August, 2001.

Angela E. masters **FKA ANGELA E. PRESLEY**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Angela E. masters the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of August, 2001.

My Commission Expires 9/28/02

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.