FROM: ESTATE OF HAROLD F. LAWSON and DEBORAH D. EVETTS

TO: R. B. YOUNG

Davidson County DEEDQC
Recvd: 11/08/01 14:09 5pgs
Fees:32.00 Taxes:0.00
20011108-0122935

AND

FROM: R. B. YOUNG

TO: DEBORAH D. EVETTS

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Deborah D. Evetts	Deborah D. Evetts	Map 114
7671 Charlotte Pike	1210 Clearview Dr.	Pcl 85
Nashville, TN 37209	Allen, TX 75002	

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A FEE SIMPLE, LISTED TITLE IN DEBORAH D. EVETTS, A MARRIED PERSON, WE, **THE ESTATE OF HAROLD F. LAWSON** AND **DEBORAH D. EVETTS**, THE ONLY DISTRIBUTEE UNDER THE LAST WILL AND TESTAMENT OF HAROLD F. LAWSON, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

TRACT A:

BEGINNING at an existing iron rod in the southern margin of U.S. Highway 70 (Charlotte Pike), 40' from the centerline, said iron rod being the northwest corner of property now or formerly belonging to Ethel Louise Hines, et al, and being of record in Book 6326, Page 939, Register's Office for Davidson County, Tennessee; thence with the west line of said property S 27° 58' 01" E, 211.45' to an existing iron rod; thence with property now or formerly belonging to Thomas W. Crafton (Book 4734, Page 886, R.O.D.C.) and Robert L. Urban (Book 3460, Page 120, R.O.D.C.) to existing iron rods as follows:
S 83° 37' 31" W, 149.81'; S 80° 52' 14" W, 66.79' and S 79° 55' 37" W, 121.36';
thence on new lines as follows:
N 31° 05' 54" E, passing the centerline of a 20' wide ingress/egress easement at 85.77', on in all 100.19' to an iron rod and N 44° 13' 11" E, 195.30' to an existing iron rod in the southern margin of Charlotte Pike, 40' from the centerline;
thence with said road margin N 78° 40' 23" E, passing the centerline of said easement at 17.68', on in all 48.14' to the beginning, containing 0.90 acres, more or less.

THIS property is subject to a 20' wide ingress/egress easement in favor of Tract #1, the centerline being more particularly described as follows:

BEGINNING at a point in the south margin of Charlotte Pike, 40' from the centerline, said point being located N 78° 40' 23" E, 17.68' from the northwest corner of tract #2 (described above); thence leaving the highway and running parallel to Tract #1 S 44° 13' 11" W, 212.63' to a point; thence S 75° 00' 00" W, 13.14' to a point in an east line of Tract #1 according to a survey by Bennett and Sons Surveyors and Planners, Inc., Mack Bennett, Jr., TN R.L.S. #477, 205 Church St., Dickson, Tennessee 37055 dated July 18, 2001.

TRACT B:

BEGINNING at an existing iron rod in the south line of the Harold F. Lawson heirs' property of record in Book 8742, Page 570, R.O.D.C., said iron rod being the northwest corner of the Thomas W. Crafton property of record in Book 4734, Page 886, R.O.D.C.; thence with Crafton's west line S 01° 51' 11" E, passing over an iron rod at 38.35', on in all 45.17' to the centerline of a small drainage ditch; thence on a new line with the centerline of said drainage ditch to points as follows: S 54° 31' 02" W, 22.62'; N 76° 05' 58" W, 14.53'; N 59° 16' 02" W, 54.56'; S 70° 58' 04" W, 35.71'; S 78° 58' 54" W, 52.63'; S 70° 49' 38" W, 23.31' and N 19° 33' 12" W, 16.37'; thence leaving the drainage ditch N 31° 05' 54" E, 10.53' to an existing iron rod; thence with the south line of the Harold F. Lawson heirs property of record in Book 8506, Page 701, R.O.D.C. N 79° 55' 37" E, 121.36' to an existing iron rod; thence N 80° 52' 14" E, 66.79' to the beginning containing 0.12 acres, more or less according to a survey by Bennett and Sons Surveyors and Planners, Inc. dated July 23, 2001.

This conveyance is made subject to:

1. An easement for power lines, as shown by instrument of record in Book 787, Page 46, Register's Office for said County;

2. An easement for a pipe line over and across the northerly part of the premises to a spring, as shown on the survey made by S. H. Hutchison, Surveyor, March 28, 1961;

3. A ten-foot easement for a cattle run over and across the northerly part of the premises, as shown on the survey made by S. H. Hutchison, Surveyor, March 28, 1961.

Tract A being a part of that portion of land belonging to the Harold F. Lawson heirs of record in Book 8506, Page 701 and in Book 4742, Page 570, wherein the common property line was relocated according to a survey by Bennett and Sons dated July 18, 2001. The property being left by Will to Deborah D. Evetts under Rule No. 01P-556, Seventh Circuit Court Davidson County, Tennessee, Tract B being that portion of property conveyed to Deborah D. Evetts from Gloria G. Glick, et als, of record under Document Locator Number 20010904-0095492, R.O.D.C. A copy of the survey showing both tracts being attached and filed herewith as an Exhibit to this deed.

The above description is not the same as in the prior deed of record.

This is improved property known as 7671 **Charlotte Pike, Nashville, TN 37209**

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

And now, I, the said **R. B. Young, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto **Deborah D. Evetts**, her heirs and assigns, 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 we have hereunto set our hands on this the 8th day of November 2001.

DEBORAH D. EVETTS, the Executrix
of the Estate of Harold F. Lawson

R. B. YOUNG, Trustee

DEBORAH D. EVETTS, the sole
distributee of the Estate of Harold F. Lawson
and individually as the title owner of Tract #2

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 **Deborah D. Evetts**, the Executrix of the Estate of Harold F. Lawson, 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 8th day of November 2001.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

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 **Deborah D. Evetts**, the sole distributee of the Estate of Harold F. Lawson and individually as the title owner to Tract #2, 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 8th day of November 2001.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

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 **R. B. Young, Trustee**, 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 8th day of November 2001.

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

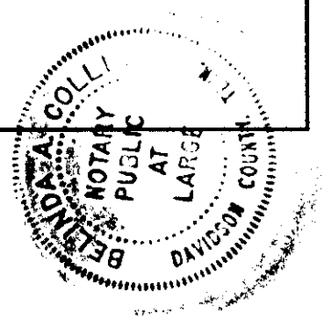
The actual consideration or value whichever is greater, for this transfer is: **$ NONE.**

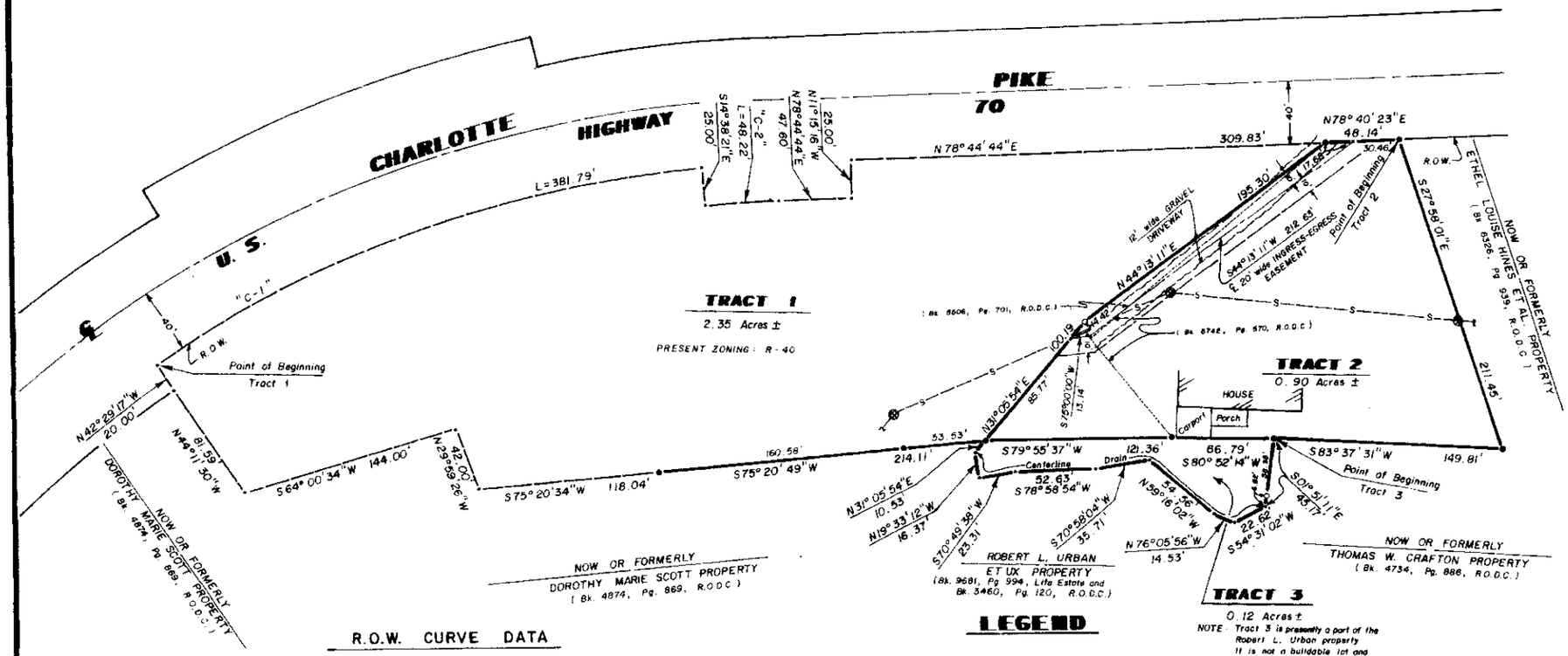
Subscribed and sworn before me,
this the 8th day of November 2001.

Affiant

Belinda A. Collins
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2004





Scale: 1" = 50'

R.O.W. CURVE DATA

"C-1"		"C-2"	
Radius	= 778.60'	Radius	= 753.60'
Delta	= 28°05'43"	Delta	= 03°39'58"
Length	= 381.79'	Length	= 48.22'
Tangent	= 194.81'	Tangent	= 24.12'
Chord	= N61°10'22"E 377.98'	Chord	= N76°54'45"E 48.21'

LEGEND

- IRON ROD (New)
- IRON ROD (Old)
- POINT
- SEWER MANHOLE
- BOUNDARY LINE (per BENNETT & SONS, 07/18/01 & 07/23/01)
- BOUNDARY LINE (per R.L. SPEARS & CO., 10/25/91)
- CENTERLINE
- DEED LINE
- —S———S— EXISTING SEWER LINE

NOTES:

1. TOTAL AREA SHOWN: 3.37 Acres ±.
2. DEED REFERENCES: Bk. 8506, Pg. 701 and Bk. 8742, Pg. 570, R.O.D.C.
3. BASIS OF BEARINGS: BOUNDARY SURVEY PLAT OF THE LAWSON, HINES & BARRETT PROPERTIES, BY R. L. SPEARS & CO. DATED: November 25, 1991.
4. NO ATTORNEY'S TITLE SEARCH WAS FURNISHED TO THE SURVEYOR. DEED REFERENCES SHOWN ARE PER THE PLAT REFERED TO IN NOTE 3, AND THE DAVIDSON COUNTY ASSESSOR OF PROPERTY RECORDS.
5. THIS PROPERTY IS IN A ZONE "C" (areas of minimal flooding) AS PER FLOOD INSURANCE RATE MAP NUMBER: 470040 0252 B; EFFECTIVE DATE: June 15, 1982.

ABBREVIATIONS

E	=	EAST
N	=	NORTH
S	=	SOUTH
W	=	WEST
Bk.	=	BOOK
Pg.	=	PAGE
ET UX.	=	AND WIFE
℄	=	CENTERLINE
R.O.W.	=	RIGHT-OF-WAY
R.O.D.C.	=	REGISTER'S OFFICE DAVIDSON COUNTY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR

PARTIAL
BOUNDARY LINE SURVEY

OF THE

HAROLD F. LAWSON HEIRS PROPERTY

LOCATED IN THE EIGHTH CIVIL DISTRICT
DAVIDSON COUNTY
TENNESSEE

For: DEBORAH EVETTS

BENNETT & SONS SURVEYORS & PLANNERS INC.
205 CHURCH STREET
DICKSON, TENNESSEE

REVISED: 07/23/01 - Add Tract 3