**This instrument prepared by:**
**Joe F. Gillespie, Jr.**
**6408-A Clarksville Highway**
**Joelton, Tenn. 37080**

Davidson County DEEDQC
Recvd: 02/05/02 14:56 2pgs
Fees:12.00 Taxes:0.00
20020205-0016014

| **New owner:** | **Send tax bills to:** | **Map/Parcel Numbers:** |
|---|---|---|
| **GREGORY SCOTT ALLEN** | **Same** | |
| **c/o Vernon S. Allen** | | **038-00-0-159.00** |
| **1156 Bellshire Drive** | | |
| **Nashville, Tenn. 37207** | | |

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).**

Gregory Scott Allen
**GREGORY SCOTT ALLEN**

**Subscribed, sworn and acknowledged before me this 23rd day of January, 2002.**

Joe F. Gillespie, Jr.
**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 9/25/2004

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of **$0.00 (ZERO DOLLARS)**, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **we VERNON S. ALLEN and wife SHIRLEY ANN ALLEN** have this day remised, released and quit claimed unto **GREGORY SCOTT ALLEN** a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Tract 3 described in Book 7751, Page 343, Davidson County of Register of Deeds Office, more particularly described below. This conveyance does not include Tract 2 described in said Book 7751, Page 343.

Tract 3.
BEGINNING at a point in the line of the C.W.S. Limited property of record in Book 6496, Page 966, Register's Office for Davidson County, Tennessee, said property being S 42 degrees 15' E 323.33 feet; thence S 66 degrees 00' E 126.00 feet; thence, S 21 degrees 30' E 277.00 feet; thence, S 07 degrees 30' E 235.84 feet from the southerly margin of reference pin in the intersection of Spicewood Branch into Marrowbone Creek on the west bank; thence from said beginning point S 07 degrees 30' E 143.16 feet to a point; thence S 38 degrees 00' W 594.00 feet to a point; thence S 23 degrees 00' W 162.00 feet to a point; thence, S 17 degrees 30' W 337.00 feet to a point; thence, S 27 degrees 00' W 146.00 feet to a point; thence, S 28 degrees 00' W 146 feet to a point; thence, S 28 degrees 00' W 300.00 feet to a point; thence, N 17 degrees 47; E 317.16 feet to a point; thence, N 82 degrees 00' E 145.98 feet to a point;

thence, N. 28 degrees 02'31" E 1037.76 feet to a point; thence, N 38 degrees 36' 22" E 165.72 feet to a point; thence, N 64 degrees 27' 00" E 144.00 feet to the beginning and containing 5.77 acres more or less.

BEING the same property conveyed by deed of record in Book 7751, Page 343, Davidson County Register of Deeds Office to Vernon S. Allen and wife Shirley Ann Allen from Leroy Allen, Ethel A. Kurtz, Geneva Alphin, Florence Gaddis, and Hubert E. Allen, Jr.

The parties hereto, both GRANTORS and GRANTEES, dedicate and convey a perpetual, non-exclusive right of way for ingress and egress and a public utility easement for the installation, maintenance, upkeep and repair of water service lines, electrical service lines, telephone service lines, and other utility installations of every kind and description to serve the property this day conveyed from Vernon S. Allen and wife Shirley Ann Allen to Gregory Scott Allen, a right-of-way and easement more particularly described as follows:

ROADWAY AND UTILITY EASEMENT
BEGINNING at a point in the Southeasterly margin of Little Marrowbone Creeks Road, said point being the Northeast corner of the original tract of land conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mae Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr. of record in Book 5112, Page 78, Register's Office for Davidson County, Tennessee; thence, at or near the center of Spicewood Branch,; thence leaving said margin of said road South 42 degrees 15' East 323.33 feet to a point; thence, South 66 degrees 00' East 126.00 feet to a point; thence, South 21 degrees 30 feet East 277.00 feet to a point; thence, South 07 degrees 30' East 235.84 feet to a point; thence, South 64 degrees 27' 00" West 52.59 feet to a point; thence, North 07 degrees 30' West 246.00 feet to a point; thence, North 21 degrees 30' West 250.41 feet to a point; thence, North 66 degrees 00' West 116.06 feet to a point; thence, North 42 degrees 15' West 361.27 feet to a point in the southeasterly margin of Little Marrowbone Creek Road, thence, with said margin of said road North 76 degrees 30' East 57.03 feet to the point of the beginning.

BEING a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr., of record in Book 5112, Page 78, Register's Office of Davidson County, Tennessee. The said Vallie Mai Allen, died intestate, on August 4, 1985, at the age of 57 years, a citizen and resident of Davidson County, Tennessee, unmarried and without issue, at which time her interest in the said property became vested in her brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin, and Hubert E. Allen, Jr.

This conveyance is subject to such limitations, easements, restriction and encumberances as may affect the premises.

**WITNESS OUR HANDS.**

Vernon S. Allen
**VERNON S. ALLEN**

Shirley Ann Allen
**SHIRLEY ANN ALLEN**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**
**Subscribed, sworn and acknowledged before me this 23rd day of January, 2002.**

Joe T. Gillespie, Jr.
**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 9/25/2004