Record Book
134 Pg 938

Davidson County DEEDQC
Recvd: 02/25/02 09:02 2pgs
Fees:12.00 Taxes:0.00

20020225-0023426

Name and Address of New Owner:

Vester Waldron Family Limited Partnership
P.O. Box 155
Lavergne, TN 37086

Send Tax Bills To:

SAME

Tax Map 17, Parcels 38 & 40 (Rutherford County)
Tax Map 183, Parcel 20 (Davidson County)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, I, the undersigned, VESTER WALDRON, do hereby transfer, convey and quitclaim unto VESTER WALDRON FAMILY LIMITED PARTNERSHIP, its heirs, successors, and assigns, forever, all of my right, title, claim and interest in and to the following described real estate situated in the 5th formerly the 8th Civil District of Davidson County, Tennessee, and in the 3rd Civil District of Rutherford County, Tennessee, to-wit:

Tract No. 1: Situated on Hurricane Creek in the 5th formerly the 8th Civil District of Davidson County, Tennessee, and in the 3rd Civil District of Rutherford County, Tennessee, and BEGINNING at a planted stone in the center of the Lavergne Road, Charles H. Gambill's northeast corner in Dick Hartman's western boundary line, and running thence N 4° E with the center of said Lavergne Road 268.48 poles to the junction of an old road in L. Nelson's southern boundary line, Smith's northwest corner; thence N 85-3/4° W with said old road 252.6 poles to a stone 5.28 feet east of a twin cedar; thence S 4° W 209.8 poles to a stake near cedar stump, William Hartman's southeast corner; thence N 87° W 73.08 poles to the end of a stone fence, James Gambill's southern boundary line; thence S 4-3/4° W 60 poles to an elm pointer, Charles H. Gambill's northwest corner, and thence S 87-1/2° E with said Gambill's northern boundary line 327 poles to the beginning, containing 453 acres, more or less.

Tract No. 2: Situated about two miles southwest of Lavergne on the Rock Spring Road in the 3rd Civil District of Rutherford County, Tennessee, and BEGINNING at a planted rock on the west bank of Hurricane Creek in the middle of Rock Spring Road at the intersection of a public road leading west to the Hobson Pike, J. V. Mullins' northeast corner; thence with the middle of the public road N 88° W 328 poles to a rock pile, Mullins' northwest corner; thence N 1-3/4° E 71 poles to a rock pile; thence S 87-3/4° E 332 poles to a stake in the middle of the Rock Spring Road; thence S 2-1/2° W with the middle of the road 40 poles to a stake; thence S 87-1/2° E with the road 3-1/2 poles to a stake; thence leaving the road and running S 87° E 6-1/2 poles to R. Hartman's northwest corner; thence S 1° W 52-1/5 poles to a cherry tree stump; thence N 86° W with fence 56-1/2 poles to a planted rock in the middle of said Rock Spring Road; thence with the middle of road N 1° E 22.9 poles to the beginning, containing 157 acres and 131 poles, more or less; however, EXCLUDING herefrom the 1/5 acre which is reserved, known as the Hill Family Graveyard, and also EXCLUDING herefrom 18-11/160 acre tract on the east side of the Lavergne and Rock Spring Road which was conveyed by E. O. Sanders et ux to J. G. Wood et ux by deed recorded in Deed Book 105, page 297, of the Register's Office of Rutherford County, Tennessee.

Tract No. 3: Situated in the 5th (formerly the 6th) Civil District of Davidson County, Tennessee, described according to a survey made by J. J. Doster, Surveyor, November 11, 1938, as follows: BEGINNING at a planted stone, Tune's southeast corner; thence N 87° West with Tune's southern boundary line 85.5 poles to an iron pipe, Mary King's northeast corner; thence South 1° West with said Mary King's eastern boundary line 73.21 poles to a planted stone; thence S 87° E, 27.33 feet to an X cut in a rock; thence S 2° W with a rock fence 40 poles to an iron pipe in Sanders' northern boundary line; thence S 87° E with said Sanders' northern boundary line 53.8 poles to an iron pipe, the SE corner of the property herein described, Sanders' corner; thence N 3° E with Sanders' western boundary line 112 poles to the beginning, containing 52.5 acres, more or less.

THIS INSTRUMENT PREPARED BY
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
MURFREESBORO, TENNESSEE
From information furnished by the parties

Being a part of the same property conveyed to Vester Waldron, et al, by deed of record in Deed Book 158, page 91, in the Register's Office of Rutherford County, Tennessee.**

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED are several conveyances leaving remaining conveyed herein approximately 88 acres, more or less, in Rutherford County, Tennessee, and 2 acres, more or less, in Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 5th day of February, 2002.

Vester Waldron
VESTER WALDRON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named VESTER WALDRON, 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 (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 5th day of February, 2002.

Mary B. Murfree
Notary Public

My commission expires: 5-5-02

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Mary B. Murfree
Affiant

Sworn to and subscribed before me, this 5th day of February, 2002.

Janice M. Smith
Notary Public

My commission expires: 12-12-02

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 287174 Instrument 1109699
Rec'd: 10.00 MBK: 63 Pg 543
State: 0.00
Clerk: 0.00 Recorded
EOP: 2.00 2/12/2002 at 3:10 pm
Total: 12.00 in Record Book
134 Pages 936-937

**See also deed of record in Deed Book 3854, page 88, in the Register's Office of Davidson County, Tennessee.