THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 03/04/02 10:12 2pgs
Fees:12.00 Taxes:0.00
20020304-0026553

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parc
Mary Jane Johnson 108 Larchmont Drive Madison, TN 37115	Same	Map 43-11 Par 156-157

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MARY JANE JOHNSON, ATTORNEY-IN-FACT FOR DOLLIE MAE HOSKINS,** by these presents does hereby quitclaim and convey unto **MARY JANE JOHNSON,** his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lots Nos. 16 and 17 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, page 123, Register's Office for Davidson County, as shown on Second Revised Plan of said Subdivision, of record in Book 1424, page 150, said Register's Office.

Beginning at a point on the westerly margin of Larchmont Drive, at the common corner of Lots 17 and 18; thence with the line between said Lots, westerly 210 feet to a point; thence northerly 260 feet to the southerly margin of Dupont Avenue; thence with the margin of the same, easterly 189.92 feet to the beginning of a curve; thence along said curve, southeasterly 31.5 feet to the westerly margin of Larchmont Drive; thence with the margin of said Drive, southerly 239.92 feet to the beginning.

Being the same property conveyed to William Hulan, Jr., by deed from Edward R. Phillips and wife, as of record in Book 2155, page 387, and by deed of record in Minute Book 12, page 203, of the Fourth Circuit Court, a certified copy of which is of record in Book 4280, page 26, said Register's Office.

Title is conveyed subject to: Easement of record in Book 4096, page 793 and restrictions of record in Book 1846, page 147 and Book 1207, page 238; owner's certificate, 30-foot set-back line from Larchmont Drive, a 15-foot set-back line from DuPont Avenue, and a 10-foot easement along the rear or westerly line of the lots for public utilities.

Being the same property conveyed to Rupell W. Hoskins (now deceased) and wife, Dollie Mae Hoskins, by William Hulan, Jr., in a deed recorded in Deed Book 4288, page 88, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me Mary Jane Johnson
this 1 day of March, 2002. Affiant
My Commission Expires: 3/27/04
(Affix Seal) Notary Public

JUDY C. ALLEN NOTARY PUBLIC LARGE STATE OF TENN.

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

Witness my hand this 1 day of March, 2002, the bargaining party, having caused my name to be signed hereto on said day and date.

Mary Jane Johnson

MARY JANE JOHNSON, ATTORNEY-IN-FACT FOR DOLLIE MAE HOSKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **MARY JANE JOHNSON, ATTORNEY-IN-FACT FOR DOLLIE MAE HOSKINS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1 day of March, 2002.

Judy Callis

NOTARY PUBLIC

JUDY CALLIS NOTARY PUBLIC AT LARGE

My Commission Expires: 3/27/04