Davidson County DEEDQC
Recvd: 03/26/02 10:38 4pgs
Fees:22.00 Taxes:0.00

20020326-0036431

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 0

Ellen Kay McDonald
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
14th DAY OF March, 1999 2002

NOTARY PUBLIC

My Commission expires: DR

THIS INSTRUMENT PREPARED BY

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Herman T. Claxton and Frances Oweise Claxton (NAME)	Neil and Kay McDonald (NAME)	map 168 Parcel 109
9051 Hester Beasley Rd. (ADDRESS)	6020 Pasquo Rd. (ADDRESS)	a portion of this map + parcel being 11.79 acres
Nashville TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Herman T. Claxton and Frances Oweise Claxton

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

Neil R. McDonald and Ellen Kay McDonald

50% (Fifty percent)
~~all of~~ his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Legal description and survey attached.

This is unimproved ( ) improved ( ) property, known as

(House Number)	(Street)	(City)	(State)	(Zip)
	Hester Beasley	Nash.	TN.	37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of January, 1999 2002.

Frances Oweise Claxton

Herman T Claxton

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Herman T Clayton, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of Jan, ~~199~~ 2002.

My Commission expires:
11/25/2004

Pat Brackin
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frances O Clayton, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 22 day of Jan, ~~199~~ 2002.

My Commission expires:
11/25/2004

Pat Brackin
Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ___, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____
Notary Public

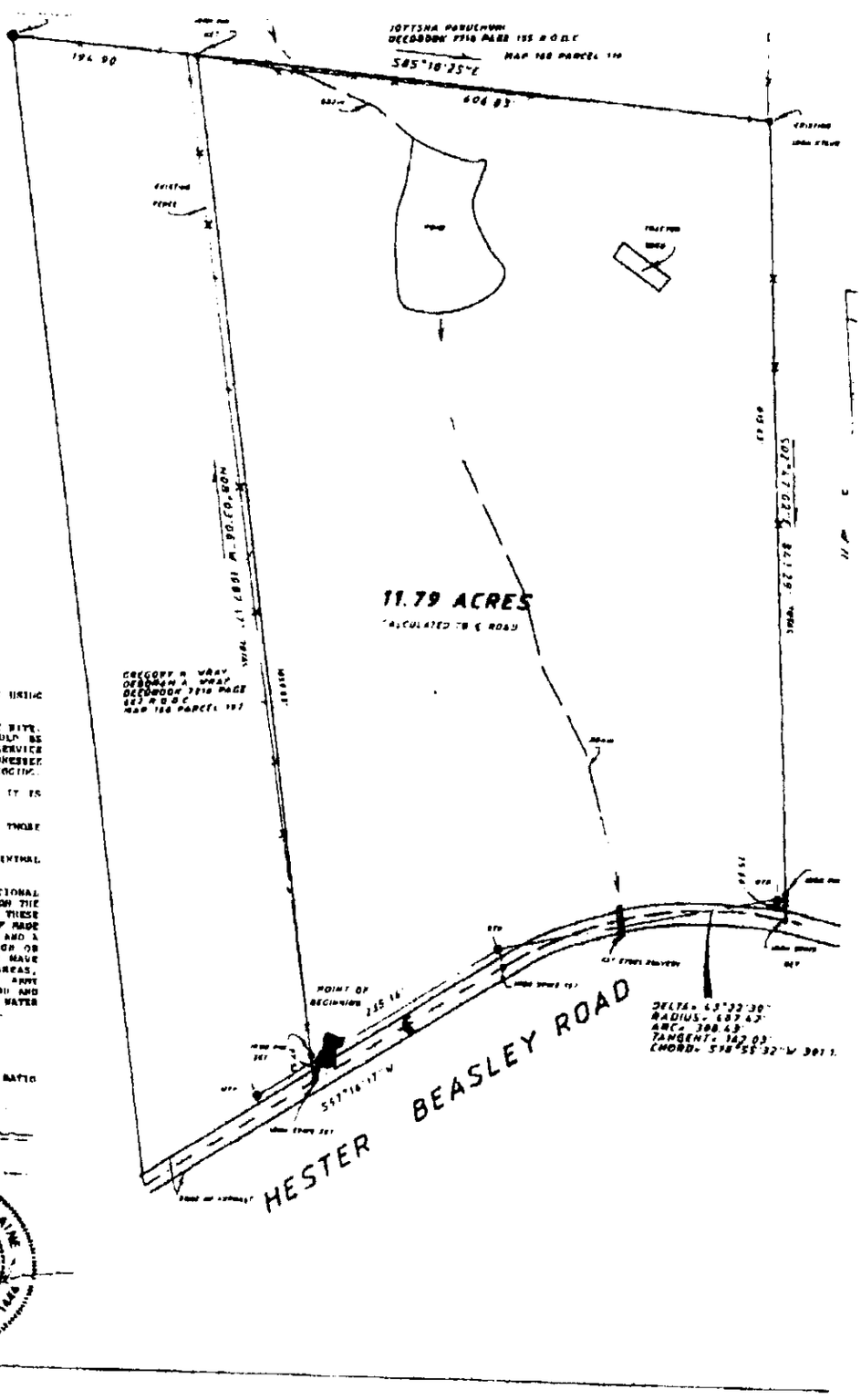
HERMAN CLAXTON
11.79 ACRES

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, LYING WHOLLY WITHIN DAVIDSON COUNTY, TENNESSEE, AND BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE SOUTH, GREGORY WRAY ON THE WEST, MADHU PARUCHURI ON THE NORTH, AND THE HERMAN CLAXTON REMAINDER ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON SPIKE SET IN THE CENTERLINE OF HESTER BEASLEY ROAD, SAID SPIKE BEING THE SOUTHEAST CORNER OF GREGORY WRAY (REF. DEED BOOK 7216 PAGE 662, R.O.D.C.); THENCE LEAVING THE ROAD AND WITH WRAY'S EAST LINE, N 08 deg. 03 min. 06 sec. W, PASSING A WITNESS IRON PIN SET NEAR A FENCE AT 27.52 ft., AND RUNNING GENERALLY ALONG THE EAST SIDE OF SAID FENCE, IN ALL 1087.17 ft. TO AN IRON PIN SET NEAR ANOTHER FENCE IN MADHU PARUCHURI'S SOUTH LINE (REF. DEED BOOK 7718 PAGE 105, R.O.D.C.), SAID PIN BEING WRAY'S NORTHEAST CORNER, AND BEING LOCATED S 85 deg. 10 min. 25 sec. E 194.90 ft. FROM A REFERENCE 24 in. WHITE OAK WHICH IS WRAY'S NORTHWEST CORNER; THENCE LEAVING WRAY AND WITH PARUCHURI'S SOUTH LINE, RUNNING FIRST NORTH OF, AND THEN WITH, THE FENCE, S 85 deg. 10 min. 25 sec. E 606.83 ft. TO AN EXISTING IRON STAKE AT A FENCE CORNER, SAID STAKE BEING PARUCHURI'S SOUTHEAST CORNER; THENCE LEAVING PARUCHURI AND WITH A NEW LINE, RUNNING GENERALLY WITH A FENCE, S 02 deg. 47 min. 02 sec. E, PASSING A WITNESS IRON PIN SET AT 815.63 ft., IN ALL 841.29 ft. TO AN IRON SPIKE SET IN THE CENTERLINE OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD AND A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 43 deg. 22 min. 30 sec.; radius = 407.42 ft.; arc = 308.43 ft.; tangent = 162.03 ft.; chord = S 78 deg. 55 min. 32 sec. W 301.12 ft. TO AN IRON SPIKE SET; THENCE S 57 deg. 14 min. 17 sec. W 235.16 ft. TO THE POINT OF BEGINNING, CONTAINING 11.79 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 4754 PAGE 445, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 10/29/96 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.



-RUR SURVEY USING

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COMPANY. TENNESSEE
ACTION OR DIRECTIVE.

TITLE REPORT IT IS
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