PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/21/02 09:25 3pgs
Fees:17.00 Taxes:0.00

20020521-0061734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

Bobby Malone Joyce Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2001.

Melrose Lewis
Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Law Firm of Lineberry, Brooks & Associates, P.C., 116 Lineberry Boulevard, Ste. 201, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael and Tammy Malone	Same	Map 76
(NAME)	(NAME)	
979 Old Lebanon Dirt Road	Same	Parcel 33
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BOBBY MALONE AND WIFE, JOYCE MALONE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY* UNTO MICHAEL MALONE AND WIFE, TAMMY MALONE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* all of our rights, title & interest

Land lying and being in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Campbell, McRae & Associates Surveying, Inc. dated August 31, 2001 as follows:

Said property is 5.01 acres as shown in the above mentioned survey which will be attached to this deed.

BEGINNING at a point in the center of Old Lebanon Road t the southwest corner of a tract of land owned by Andrew D. Jackson, Deed of record in Book 1977 page 371, Register's Office Davidson County, Tennessee, thence N. 8° 46' W. 589.8 feet to a 10" Elm and Stone; thence N. 47° 00' E. 435 feet to a point in the middle of Stoner's Creek; then N. 53° 00' W. 140 feet to a point; thence N. 20° W. 267.3 feet to a point; thence S. 89° 15' W. 100 feet to a point; thence S. 71° 00' W. 244.3 feet to a point; thence N. 63° 15' W. 200.0 feet to a point, thence N. 38° 30' W. 154 feet to a point; thence leaving said creek S. 28° 03' W. 788.88 feet to iron stake by cedar; thence S. 52° 08' E. 806.7 feet to a point in the Center of Old Lebanon Road; thence along the center line of said road N. 86° 11' E. 195 feet to a point; thence along the center line of said road N. 73° 00' E. 109.4 feet to the point of beginning, containing 13.85 acres, more or less.

BEING the same property conveyed to Bobby Malone and wife, Joyce Malone and Lula Mae Stephens by deed from Eula E. Jenkins of record in Book 6486, page 775, Register's Office of Davidson County, Tennessee. This is also the same property conveyed to Bobby Malone and wife, Joyce Malone by quitclaim deed from Lula Mae Stephens of Record in Book 7157, page 871 Register's Office Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 979 Old Lebanon Dirt Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 19 day of October, 2001.

Bobby Malone
BOBBY MALONE

Joyce Malone
JOYCE MALONE

STATE OF TENNESSEE

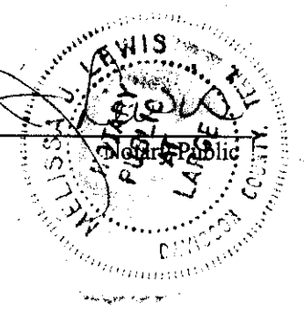
COUNTY OF WILSON

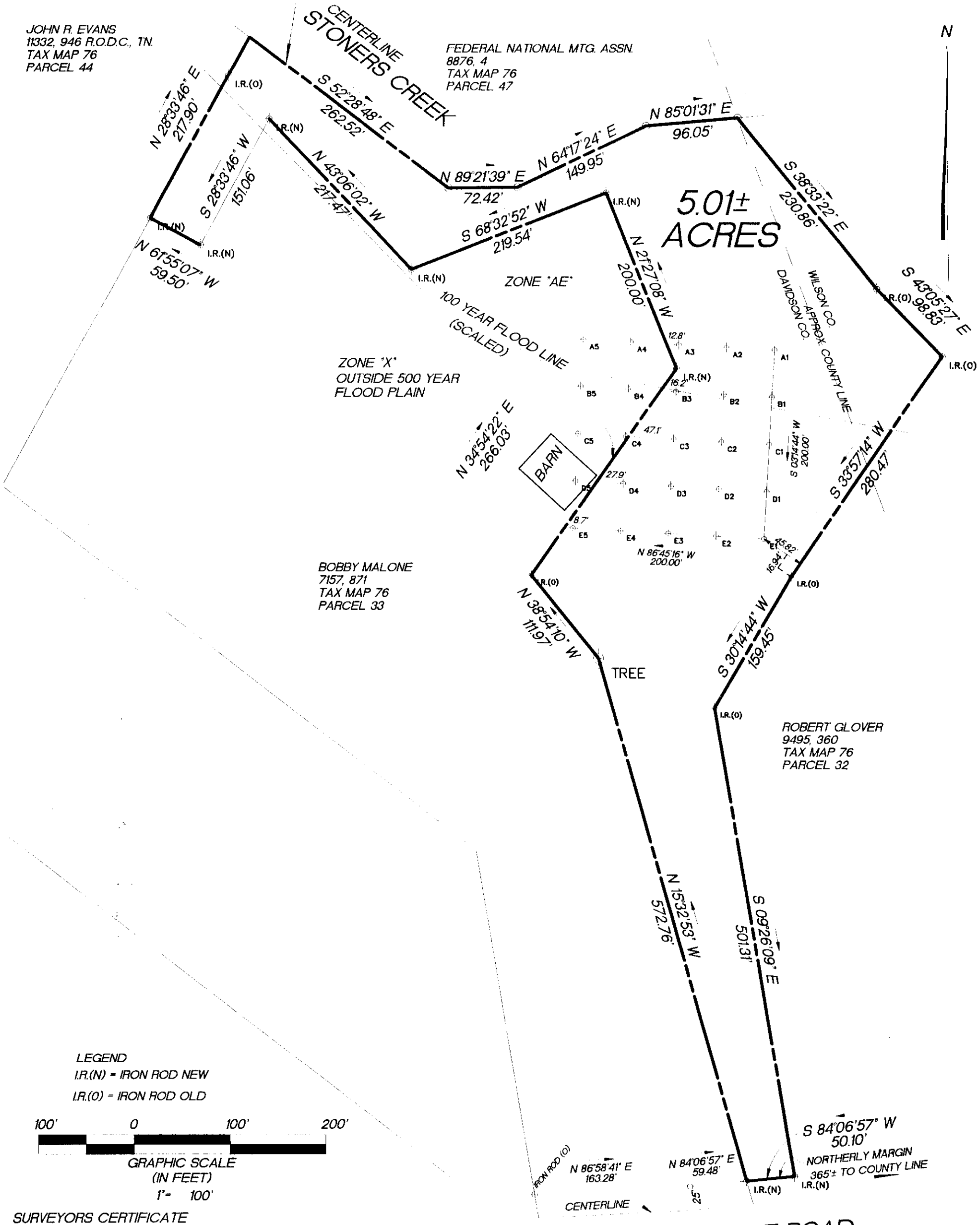
Personally appeared before me, the undersigned, a Notary Public, Melissa J Lewis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 19th day of October, 2001.

Commission expires: 3/23/02

Melissa J Lewis
Notary Public





LEGEND

I.R.(N) = IRON ROD NEW

I.R.(O) = IRON ROD OLD

100' 0 100' 200'

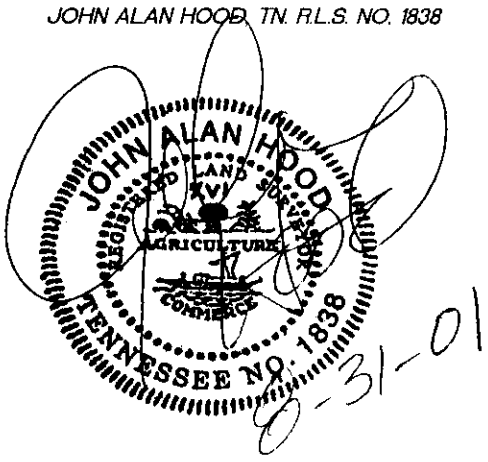
GRAPHIC SCALE
(IN FEET)
1"= 100'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1: 7500 AS SHOWN HEREON

THE ACCURACY OF THE GRID SHOWN HEREON IS GREATER THAN 1 : 1000

JOHN ALAN HOOD, TN. R.L.S. NO. 1838



8-31-01

NOTES :

1. THE AREA OF THIS TRACT IS 5.01 ACRES±
2. BEARINGS BASED ON PREVIOUS SURVEY OF THE BOBBY MALONE PROPERTY BY JAN JEROME WILLIS DATED 6-5-89
3. TITLE SEARCH WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON EXISTING FIELD AND DOCUMENTARY EVIDENCE. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS PROPERTY IS LOCATED IN ZONE "AE" AND "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP/ PANEL NO. 470040 0254 F DATED 4-20-01 AND BY GRAPHIC SCALING IS PARTIALLY IN A "SPECIAL FLOOD HAZARD AREA"
6. THIS PROPERTY IS LOCATED IN CENSUS TRACT NO. 156.08

SURVEY AND SOIL GRID MAP OF PART OF THE BOBBY MALONE LAND
LOCATED IN HERMITAGE, DAVIDSON COUNTY, TENNESSEE
ON THE NORTHERLY SIDE OF OLD LEBANON DIRT ROAD
365'± WEST OF THE DAVIDSON AND WILSON COUNTY LINE
DEED REFERENCE - BOOK 7157, PAGE 871 R.O.D.C., TN.
TAX MAP 76- PART OF PARCEL 33
PREPARED FOR MIKE AND TAMMY MALONE

Campbell, McRae and Assoc. Surveying, Inc.
2918 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE (615) 298-2424 FAX(615)297-2828

DATE 8-31-01