PICK-UP

Davidson County DEEDQC
Recvd: 10/30/02 09:28 3pgs
Fees:17.00 Taxes:0.00
20021030-0132771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Eunice Campbell
Eunice Campbell

Subscribed and sworn to before me on this 26 day of October 2002.

NOTARY PUBLIC
My commission expires:

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES September 24, 2005

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Address New Owner:

J. A. Howell
8207 Barren Fork Bridge Road
Bon Aqua, Tennessee 37025

Send Tax Bills To:

Same

Map-Parcel #s

To be assigned

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Margie Binkley, Johnny Howell, Eunice Campbell, Elmer Howell, Frances Goldtrap,** and **Kathleen Maxedon**, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **J. A. Howell**, his heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Nashville, Davidson County, Tennessee, described as follows:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonie Howell Heirs property as recorded in Deed Book 1102, Page 286, Deed Book 5723, Page 678, and Deed Book 7896, Page 858, bounded on the south by Hester Beasley Road, west by Tracts A, H, E, and a 50-foot easement road, north by Tract E, east by Tract F, and being referred to for the purposes of this Deed as **Tract B** and more particularly described as follows:

Beginning at an iron rod on the northerly margin of Hester Beasley Road at the southeast corner of the tract herein described, said iron rod lying 195.00 feet southwest along the road from an iron rod at the southeast corner of the Howell heirs property, same being the southwest corner of Yazdian as recorded in deed book 8709 page 458; thence,

along the margin of the road S65° 10'W 163.00 feet to an iron rod at the southeast corner of a 50-foot easement; thence,

leaving the road along a new division line with Tract A N18° 38'40" W 488.85 feet to a spike in the center of the aforementioned 50-foot easement; thence,

continuing along new division lines with the center of the 50-foot easement, same being the easterly line of Tract H N13° 00'E 226.50 feet; N08° 25'E 175.00 feet; N03° 00'E 109.00 feet; continuing along the center of the easement and Tract E N01° 00'W 200.00 feet to a spike; thence.

continuing along a new division line with Tract E N87° 56'E passing through an iron rod at 25.00 feet, in all 126.00 feet to an iron rod; thence,

continuing along a new division line with Tract F S05° 09'35"E 1106.40 feet to the beginning, containing 5.00 acres, more or less, subject to the easterly 25 feet of a 50-foot ingress-egress easement along the westerly boundary with Tracts H and E, and served by the same 50-foot easement as it passes through Tract A to Hester Beasley Road,

according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

BEING the same property conveyed to **J. A. Howell**, individually, by Margie Binkley and Eunice Campbell, co-Executors of the Estate of Lonie Howell a/k/a Lonnie Howell, by Executor's Deed of Partition Between Tenants In Common, of record at Instrument number 20021023-0130047 Register's Office for Davidson County, Tennessee.

Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A, B, D, E, G, and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the northerly margin of Hester Beasley Road lying S63° 30'W 26.36 feet from an iron rod at the southeast corner of Tract A and southwest corner of Tract B; thence,

passing through Tract A N45° 00'W 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of NI4 ° 00'W 195.57 feet; N17 ° 00'E 160.00 feet to a spike at the northeast corner of Tract A; thence,

along the westerly line of Tract B, same being the easterly line of Tract H N13° 00'E 226.50 feet; N08° 25'E 175.00 feet; N03° 00'E 109.00 feet to a spike at the northeast corner of Tract H; thence,

continuing along the westerly line of Tract B, same being the easterly line of Tract E N01° 00'W 200.00 feet to a spike at the northwest corner of Tract B; thence,

passing through Tract E N02° 27'E 133.10 feet to a spike on the southerly line of Tract D; thence,

continuing along the southerly margin of the easement herein described, same being the southerly line of Tract D and northerly line of Tract E, N87° 56'30"E passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod; N39° 24'15"E 291.06 feet to an iron rod at the southwest corner of Tract G, said easement lying 50-feet north of and adjacent to these two lines, extending to the westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

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

This transfer is by quitclaim and **Margie Binkley, Johnny Howell, Eunice Campbell, Elmer Howell, Frances Goldtrap,** and **Kathleen Maxedon** make no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 26 day of October 2002.

Eunice Campbell
Eunice Campbell

Elmer D. Howell
Elmer Howell

Johnny Howell
Johnny Howell

Margie Binkley
Margie Binkley

Etta Frances Goldtrap
Frances Goldtrap

Kathy Maxedon
Kathleen Maxedon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the six (6) within named bargainors with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 26 day of October 2002.

NOTARY PUBLIC

My commission expires: _____

LAURA TEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
September 24, 2005