PICK-UP

Davidson County DEEDQC
Recvd: 10/30/02 09:30 3pgs
Fees:17.00 Taxes:0.00
20021030-0132776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Eunice Campbell

Eunice Campbell

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

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: September 24, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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:	Send Tax Bills To:	Map-Parcel #s:
Margie Binkley 504 Geneva Drive Goodlettsville, Tennessee 37072	Same	To be assigned

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Frances Goldtrap, J. A. Howell, Eunice Campbell, Johnny Howell, Kathleen Maxedon,** and **Elmer Howell**, 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 **Margie Binkley**, her 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 west by Claxton, Wells, and Slate, north by Tract E, east by Tract B and a 50-foot ingress-egress easement, south by Tract A, and served by a 50-foot ingress-egress easement to Hester Beasley Road, and being referred to for the purposes of this Deed as **Tract H** and more particularly described as follows:

Beginning at an iron rod on the original westerly boundary at the northeast corner of Claxton as recorded in deed book 4754 page 445, same being the southeast corner of Wells and Slate as recorded in deed book 7170 page 745; thence,

along the original westerly line with Wells and Slate N05° 18'E 323.56 feet to an iron rod; thence,

along a new division line with Tract D S84° 42'E passing through an iron rod at 266.08 feet, in all 291.08 feet to spike in the center of a 50-foot easement; thence,

continuing along a new division line with Tract B, same being the centerline of the 50-foot easement S03° 00'W 109.00 feet; S08° 25'W 175.00 feet; S13° 00'W 226.50 feet; thence,

continuing along a new division line with Tract A N65° 52'W passing through an iron rod on the westerly margin of the easement at 25.0 feet, in all 238.72 feet to an iron rod on the original westerly boundary; thence,

along said westerly line with Claxton N10° 07' 20"W 111.50 feet to the beginning, containing 3.00 acres, more or less, subject to the westerly 25-feet of and served by a 50-foot ingress egress easement to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated August 20,2002.

BEING the same property conveyed to **Margie Binkley**, 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 20021023-0130044 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 **Frances Goldtrap, J. A. Howell, Eunice Campbell, Johnny Howell, Kathleen Maxedon,** and **Elmer Howell** 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 my hand this 26 day of October 2002.

Etta Frances Goldtrap
Frances Goldtrap

Johnny Howell
Johnny Howell

J. A. Howell
J. A. Howell

Eunice Campbell
Eunice Campbell

Kathleen Maxedon
Kathleen Maxedon

Elmer D. Howell
Elmer Howell

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