PICK-UP

Davidson County DEEDQC
Recvd: 10/30/02 09:31 3pgs
Fees:17.00 Taxes:0.00
20021030-0132777

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 28 day of October 2002.

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My commission expires: 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:	Send Tax Bills To:	Map-Parcel #s:
Frances Goldtrap Box 9007, Hester Beasley Road Nashville, Tennessee 37221	Same	To be assigned

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Margie Binkley, 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 **Frances Goldtrap**, 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 south by Hester Beasley Road, west by Claxton, north by Tract H, east by Tract B, and being referred to for the purposes of this Deed as **Tract A** and more particularly described as follows:

Beginning at an iron rod on the northerly margin of Hester Beasley Road at the southwest corner of the tract herein described, also the southeast corner of Claxton as recorded in deed book 4754 page 445; thence,

leaving the road along the easterly line of Claxton N10° 07'20"W 796.40 feet to an iron rod; thence.

along a new division line with Tract H S65° 52'E passing through an iron rod at 213.72 feet, in all 238.72 feet to a spike in the center of a 50-foot easement road passing through the tract herein described; thence,

continuing along a new division line with Tract B S18° 38'40"E leaving the easement 488.85 feet to an iron rod on the northerly margin of Hester Beasley Road at the southeast corner of the 50-foot easement; thence,

along said margin S63° 30'W 116.00 feet; with a curve to the left having a radius of 243.50 feet, length of 223.11 feet, and chord of S 37° 15'W 215.39 feet to the beginning, containing 3.23 acres, more or less, subject to and served by a 50-foot ingress-egress easement passing through the central portion of the tract herein described, 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 **Frances Goldtrap**, 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 20021023-0130049 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, 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 our hands this 26 day of October 2002.

Eunice Campbell
Eunice Campbell

Johnny Howell
Johnny Howell

J. A. Howell
J. A. Howell

Margie Binkley
Margie Binkley

Kathleen Maxedon
Kathleen Maxedon

Elmer 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.

My commission expires: _____

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

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NOTARY PUBLIC