Davidson County DEEDQC
Recvd: 07/11/03 10:18 2pgs
Fees:12.00 Taxes:0.00
20030711-0096335

H-0971

Prepared by & Return to:
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive, Ste 150
Brentwood, TN 37027
H-0971

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _19th__ DAY OF June, 2003

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-10-2003

CARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER
Clarence E. Crowder, Jr.
3255 Melvin Road
Hermitage, TN 37076

SEND TAX BILLS TO:
GMAC Mortgage Corp.
1198 West Main Street
Hendersonville, TN 37075

MAP & PARCEL
087-00-0-178.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Clarence Edward Crowder, Jr. hereinafter referred to as Grantor(s) does hereby Quit Claim unto Clarence E. Crowder, Jr. and wife, Tammy E. Crowder hereinafter referred as Grantee(s), their Heirs and Assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as Follows, to-wit:

See Exhibit "A" for a complete description of said property.

Upon oath, Clarence Edward Crowder, Jr. warrants, covenants, and certifies that he is one and the same person as Clarence E. Crowder, Jr.

Witness my hand this the 19th day of June, 2003.

Clarence Edward Crowder Jr.
Clarence Edward Crowder, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Edward Crowder, Jr. the bargainor with whom I am personally acquainted or proved to me on 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 19th day of June, 2003.

My Commission Expires:
12-10-2003

Notary Public

CARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

File No.: H-0971

EXHIBIT A

Land lying in Davidson County, Tennessee, and partially in Wilson County, Tennessee, and described according to a survey of John D. McCormick, 6247 New Hope Road, Hermitage, TN as follows:

Start at a common point on the west margin of Melvin Road, said point being the common corners of Charles Rowlett and wife, property recorded at Book 6987, page 897, Register's Office Davidson County, TN, also being known as Map 87, Parcel 74, and the southeast corner of J.W. Whittle and wife, property recorded at Book 1260, Page 458, Register's Office Davidson County, TN also known as Map 87, Parcel 75, said point also being the southern margin of a 12-foot private easement; thence with this common boundary, N. 81 deg. 03 mins. 48 sec. W 548 feet to a point in the southeast most corner of Clarence Edward Crowder and wife, Lula Mai E. Crowder property recorded in Book 2798, page 201, Register's Office Davidson County, TN, thence N 8 deg. 42 min. 02 sec. E 1113.11 feet to the point of beginning; N 81 deg. 03 min 45 sec. W 649.23 feet to a point; thence N 8 deg. 51 min 56 secs. E 530.60 feet to a point; thence S 81 deg. 55 mins. 42 sec. E 647.73 feet to a point; thence S 8 deg. 42 mins. 03 secs. W 540.39 feet to the point of beginning, said property lying partially in Wilson County.

Included in this conveyance are all rights in, to and under that certain instrument noted as Joint Access and Public Utility Easements for purposes of ingress and egress to the subject property, of record in Book 8190, Page 75, said Register's Office and being more particularly described as follows:

Fourteen (14) foot Easement: Beginning at the southwest corner of the J.W. Whittle and wife, property, Book 1260, Page 458, Register's Office for Davidson County, Tennessee; thence S. 81 deg. 03' 48" E. a distance of 548.25 feet; thence N. 8 deg. 42' 03" E a distance of 14 feet; thence N. 81 deg. 03' 48" W. a distance of 548.25 feet; thence S. 8 deg. 42' 03" W. a distance of 14 feet to the point of beginning.

Fifty (50) Foot Easement: Beginning at the southeast corner of the Clarence E. Crowder and wife, property, Book 2798, Pae 201, Register's Office for Davidson County, Tennessee; thence N. 8 deg. 42' 03" E. a distance of 1,113.11 feet; thence N. 81 deg. 03' 48" W. a distance of 50 feet; thence S. 8 deg. 42' 03" W. a distance of 1,113.11 feet; thence S. 81 deg. 03' 48" E. a distance of 50 feet to the point of beginning.

Being that same property conveyed to Clarence Edward Crowder, Jr. and wife, Virginia Hope Crowder by Quit Claim Deed from Clarence Edward Crowder and wife, Lula Mai E. Crowder of record in Book 8064, page 619, and further Quitclaimed to Clarence Edward Crowder, Jr., a single person by deed from Virginia Hope Crowder of record in Book 9000, page 155, said Register's Office.