Davidson County DEEDQC
Recvd: 01/02/04 14:37 3pgs
Fees:18.00 Taxes:14.80

20040102-0000750

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
4400 Harding Road Suite 101
Nashville, Tennessee 37205
(615) 777-5400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $$ 4,000.00.

Karen S. Tippett
Affiant

Subscribed and sworn to before me, this 3rd day of November, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Ernest L. Shoemake, Jr., et al. c/o Ernest L. Shoemake, Jr. 5527 South New Hope Road Hermitage, Tennessee 37076	SAME	Map: 110-00-0 Parcel: 183.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Ernest L. Shoemake, Jr., hereby remise, release and quitclaim unto Karen S. Tippett and Mary Denise S. Smith the tract of land described on Exhibit A attached hereto as tenants-in-common in the respective percentages indicated, with rights of survivorship in all of the owners, as follows: Ernest L. Shoemake, Jr., a 98% tenant-in-common interest with right of survivorship; Karen S. Tippett, a 1% tenant-in-common interest with right of survivorship; and Mary Denise S. Smith, a 1% tenant-in-common interest with right of survivorship. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 3 day of November, 2003.

Ernest L. Shoemake, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest L. Shoemake, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2003.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

EXHIBIT A

Legal Description

Land lying in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 9 of the Wright Lands unrecorded, and described according to a survey by Stanford & Associates, Inc., dated April 4, 1972, as follows:

Tract No. 9 fronts 170 feet on the easterly side of New Hope Road and runs back between parallel northerly and southerly lines 850 feet, more or less, to a line on the rear which measures 176.5 feet thereon.

Subject to an easement for driveway purposes granted to the owners of adjoining Tract No. 10 over the following described portion of Tract No. 9, as shown on a survey by J. Bruce Rainey, dated February 20, 1986, as follows:

BEGINNING at a point in the easterly margin of New Hope Road, at the northwest corner of Tract No. 9; thence with said easterly margin of said New Hope Road, South 3° 30' W 21.0 feet to a point; thence North 57° 56' East 36.6 feet to a point in the southerly line of Tract No. 10; thence with a portion of the southerly line of Tract No. 10, North 87° 04' West 20.00 feet to the point of beginning. This easement was granted by deed of record in Book 6796, Page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ernest L. Shoemake, Jr., and wife, Mary M. Shoemake, by deed from Baker & Freeman, Inc., of record in Book 4596, page 770, Register's Office for Davidson County, Tennessee. Mary M. Shoemake died December 12, 2000.

This is improved property known as 5527 South New Hope Road, Hermitage, Tennessee 37076.