Davidson County DEEDQC
Recvd: 01/27/04 10:25 6pgs
Fees:32.00 Taxes:0.00
20040127-0010189

QUIT CLAIM DEED

Map 169, Parcel 139 (complete)
Map 169, Parcel 40 (partial)

This instrument made and entered into on this the 16th day of December, 2003, by and between Suzanne Haselton, Linda Haselton Smith, Trustee of The Wilfred E. Haselton Family Trust, John Hall Haselton, Lisa H. Jones, Gail Hirsbrunner, and James Russell Haselton, Parties of the First Part, and Linda Haselton Smith, Trustee of The Wilfred E. Haselton Family Trust, Party of the Second Part, of Davidson County, Tennessee.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part convey and quitclaim unto the Party of the Second Part, all of their rights, title and interests in and to the following described real estate, to-wit:

A certain tract or parcel of land lying and being situated in Davidson County, Tennessee, bounded in general by Haselton Road on the East, Suzanne H. Haselton remainder and Wilfred E. Haselton Family Trust on the South, Gregory Alan Smith on the West, J. H. Johnson and Tract 6 of Haselton Subdivision Section 2 on the North, and being more particularly described as follows, to-wit:

BEGINNING at an existing concrete monument on the West margin of Haselton Road (25' from the center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Lot 6 and with the West margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to an iron pin set; thence with a new line, South 71 degrees 00 minutes 16 seconds West 602.79 feet to an iron pin set; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to an iron pin set in the East line of Wilfred E. Haselton Family Trust (Ref. Deed Book 11443 Page 912 R.O.D.C.); thence with Haselton's East line, South 02 degrees 43 minutes 19 seconds West 174.68 feet to an existing iron pin, the Northeast corner of Wilfred E. Haselton Family Trust second tract (Ref. Deed Book 11443 Page 909 R.O.D.C.); thence with Haselton Family Trust second tract, South 85 degrees 42 minutes 46 seconds West 597.24 feet to an existing iron pin; thence North 01 degree 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85284 R.O.D.C.) at 179.11 feet in all 429.11 feet to an existing iron pin in the South line of J. H. Johnson (Ref. Deed Book 2492 Page 610 R.O.D.C.); thence leaving Smith and with Johnson's South line, South 87 degrees 20 minutes 17 seconds East 484.39 feet to an existing iron pin in the West line of the aforementioned Lot 6 of the Haselton Subdivision; thence leaving Johnson and with the West line of Lot 6, South 06 degrees 10 minutes 00 seconds West 145.97 feet to an existing concrete monument,

THIS INSTRUMENT PREPARED BY: DANIEL J. PERKY, ATTORNEY
LEXINGTON, TN 38351
No Title Opinion Rendered

Lot 6's Southwest corner; thence with Lot 6's South lines, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning, containing 6.15 acres, more or less, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, and dated February 11, 2003.

This being the same property conveyed to Linda Haselton Smith, Trustee of The Wilfred E. Haselton Family Trust, by deed recorded in Book 11443, Page 912 in the Register's Office of Davidson County, Tennessee, and also part of the same property conveyed to Suzanne Haselton (one-half undivided interest) by deed recorded in Book 11443, Page 927 in the Register's Office of Davidson County, Tennessee, and to Lisa H. Jones, Gail Hirsbrunner, James Russell Haselton, and John Hall Haselton, by deed of John Hall Haselton, Trustee, (one-half undivided interest) by deed recorded in Deed Book 9198, Page 541 in the Register's Office of Davidson County, Tennessee.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

In favor of the above tract is a non-exclusive 50' ingress-egress easement running from Haselton Road through the South boundary of Lot 6 of the Haselton Subdivision Section 2 to the East line of the above tract and then also being subject to a 50' non-exclusive ingress-egress and utility easement running through the center of the above tract described as follows:

BEGINNING at an existing concrete monument, the beginning of a 50' ingress-egress easement in favor of the above tract on the West margin of Haselton Road (25' from the center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Haselton Road and with the South line of Lot 6, South 71 degrees 00 minutes 16 seconds West 535.19 feet to an existing concrete monument; thence South 86 degrees 16 minutes 36 seconds West 552.55 feet to an existing concrete monument, the Southwest corner of Lot 6; thence continuing with a 50' ingress-egress & utility easement and running through and being subject to the above tract, South 86 degrees 16 minutes 36 seconds West 98.37 feet to a point; thence South 65 degrees 24 minutes 01 second West 201.31 feet to a point; thence South 73 degrees 01 minute 03 seconds West 79.73 feet to a point; thence South 83 degrees 39 minutes 28 seconds West 84.68 feet to a point; thence North 85 degrees 54 minutes 25 seconds West 35.56 feet to a point; thence North 01 degrees 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85284 R.O.D.C.) at 37.57 feet in all 50.04 feet to a point in Smith's East line; thence leaving Smith and with the North line of the above ingress-egress and utility easement, South 85 degrees 54 minutes 25 seconds East 33.16 feet to a point; thence North 83 degrees 59 minutes 28 seconds East 75.46 feet to a point; thence North 73 degrees 01 minute 03 seconds East 71.60 feet to a point; thence North 65 degrees 24 minutes 01 second East 207.20 feet to a point; thence North 86 degrees 16 minutes 36 seconds East 116.30 feet to an existing iron pin in the West line of the aforementioned Lot 6; thence in favor of the above tract with the 50' ingress-egress easement, North 86 degrees 16 minutes 36 seconds East 537.13 feet to a point; thence North 71 degrees 00 minutes 16 seconds East 467.59 feet to a concrete monument on the West margin of Haselton Road; thence with Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.79 feet to the point of beginning.

In favor of the Wilfred E. Haselton Family Trust and Claude Smith, et al. is a 50' non-exclusive utility easement running from Haselton Road to an existing 50' ingress-egress and utility easement running through the above tract, more particularly described as follows:

BEGINNING at a concrete monument on the West margin of Haselton Road, the Southeast corner of Lot 6 of the Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Lot 6 and with the South margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to a point; thence leaving Haselton Road, South 71 degrees 00 minutes 16 seconds West 602.79 feet to a point; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to a point in the East line of the above tract; thence South 86 degrees 16 minutes 36 seconds West 178.79 feet to a point; thence North 06 degrees 10 minutes 00 seconds East 50.75 feet to a point in the South line of an existing 50' ingress-egress & utility easement; thence with the South line of said existing easement, North 86 degrees 16 minutes 36 seconds East 50.94 feet to an existing concrete monument, the Southwest corner of the aforementioned Lot 6 of Haselton Subdivision; thence with the South line of Lot 6, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, on January 29, 2003.

RESTRICTION: The 50' easement strip running from Haselton Road to the subject property shall not be utilized for a road but for utility purposes only. No trees shall be cut from said property except those necessary for placing utilities on the property.

IN TESTIMONY WHEREOF, the Parties of the First Part have hereunto set their signatures on this the day and date first above-written.

SUZANNE HASELTON

LINDA HASELTON SMITH, Trustee
of The Wilfred E. Haselton Family Trust

JOHN HALL HASELTON

LISA H. JONES

GAIL HIRSBRUNNER

JAMES RUSSELL HASELTON

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named Suzanne Haselton, the within named bargainor with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 16th day of December, 2003.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, Linda Haselton Smith, with whom I am personally acquainted, who acknowledged herself to be the Trustee of The Wilfred E. Haselton Family Trust, the within named bargainor, who further acknowledged that she in her capacity as Trustee, and being so authorized to do, executed the foregoing instrument for and on behalf of the said Wilfred E. Haselton Family Trust for the purpose therein contained.

Witness my hand and official seal at office on this the 17th day of December 2003.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named John Hall Haselton, the within named bargainor with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 7th day of Jan., 2004.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named Lisa H. Jones, the within named bargainor with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 15th day of Jan., 2004.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named Gail Hirsbrunner, the within named bargainor with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 15th day of Jan., 2004.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named James Russell Haselton, the within named bargainor with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 2nd day of Jan., 2004.

Julia A. Turner
Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF Davidson
I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Suzanne N. Haselton
AFFIANT

Subscribed and sworn to before me this the 16th day of December, 2003.

Julia A. Turner
Notary Public

My Commission Expires:
My Commission Expires MAR. 31, 2007

Person or agency responsible for payment of taxes:
8733 Haselton Rd
Nashville, TN 37221

JULIA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.