Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20040210-0016217

This instrument prepared by:
Sam M. Balthrop, Atty.
**BALTHROP, PERRY & NOE**
**An Association of Attorneys**
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Dorothy J. Eanes

TO: Robert Larry Eanes
1398 Lockertsville Rd.
Ashland City, TN 37015

MAP: 023-00-0

PARCEL: 024.00

SEND TAX BILLS TO: SAME

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## QUITCLAIM DEED

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For and in consideration of TEN and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Dorothy J. Eanes, Grantor herein; do quitclaim and convey unto my husband, Robert Larry Eanes, Grantee herein, his heirs and assigns, such interest as will create a tenancy by the entirety in ourselves so that title will he held by Robert Larry Eanes and wife, Dorothy J. Eanes as tenants by the entirety, in and to the following described property:

TRACT I: Being in the 10th Civil District of said County and State, described according to a survey by H. Gee, September 1, 1964, as follows:

Beginning in the center of Lickton Pike at the intersection of the same and a point in the southern boundary line of the property conveyed to Robert L. Eanes and wife, of record in Book 3801, page 496, Register's Office for said County; thence with the southern boundary line of said Eanes' property south 84 degrees west 405 feet to an iron pin; thence north 2 degrees 45' west 417 feet to a 24 inch elm tree; thence north 9 degrees 32' east 173 feet to an 18 inch elm tree; thence north 2 degrees 32' west 551 feet; thence north 23 degrees 12' west 237 feet; thence south 36 degrees west 500 feet; thence south 39 degrees 30' west 455 feet to an iron pin; thence south 27 degrees 30' east 399 feet to an iron pin; thence south 54 degrees 15' east 454 feet to an iron pin; thence south 46 degrees 15' east 207 feet to the center of Lickton Pike; thence with the center of the same north 61 degrees 15' east 432 feet to the beginning, containing 14.1 acres, more or less.

AND BEING the same land conveyed to Grantor by Instrument No. 2003-0908-0130638 and Book 3813, page 164, Register's Office of Davidson County, Tennessee.

TRACT II: A tract of land in the 10th, formerly the 22nd, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, February 24, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the northeast corner of the property conveyed to W. T. Hunter and Eva Hunter by deed from J. A. Owens, of record in Book 651, page 491, Register's Office for said County; thence with the northern boundary line of said Hunter property, south 84 degrees 15' west 403.5 feet to an iron pin in Hunter's line; thence with Hunter's line, north 2 degrees 45'

west 259 feet to an iron pin; thence south 41 degrees east 278.5 feet to an iron pin and stump; thence south 86 degrees 45' east 232.7 feet to the beginning, containing 0.7 of an acre, more or less.

AND BEING the same land conveyed to Grantor by Instrument No. 2003-0908-0130637 and Book 3801, page 496, Register's Office of Davidson County, Tennessee.

By deeds recorded as Instrument Nos. 2003-0908-0130638 and 2003-0908-0130637, Donald L. Hyde and Debbie L. Hyde, as co-conservators, conveyed Robert Larry Eanes' interest in the hereinabove described property to grantor by mistake without realizing they were without authority to do so. The purpose of this conveyance is to restore record title to the hereinabove described property to the same status as it was prior to the unauthorized conveyances.

This conveyance is subject to such encumbrances, easements, and other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 10th day of February, 2004.

Dorothy J. Eanes
DOROTHY J. EANES

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DOROTHY J. EANES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 10th day of February, 2004.

Sam M. Ballentine
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $_EXEMPT_.

Deborah L. Hyde
Grantees
Co-Conservator for Robert L. Eanes

SWORN to and subscribed before me
this the 10th day of February, 2004.

Sam M. Ballentine
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12-23-06