Prepared By:
**Advantage Title and Escrow**
109 Kenner Avenue
Nashville, TN 37205

Davidson County DEEDQC
Recvd: 02/17/04 15:47 2pgs
Fees:12.00 Taxes:0.00
20040217-0018193

## QUITCLAIM DEED

RETURN TO:

| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel:** |
|---|---|---|
| Gloria Haselton Hirsbrunner<br>50-B Brookwood Ter<br>Nashville, TN 37205 | Owner | 168-231 |

## WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Thomas Hirsbrunner, married, does hereby quitclaim unto Gloria Haselton Hirsbrunner, married, her heirs and assigns, all his right, title and interest including marital interest, if any, in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land as shown on property Map/Parcel 168-231, Assessor's Office and lying wholly within Davidson County, Nashville, Tennessee, bounded in general by Hester Beasley Road on the West; Lot 2-E Haselton Division on the North; remainder of Lot 1-A Haselton Division on the East and South, more particularly described as follows pursuant to a survey by Randolph L. Chapdelain, R.L.S. No. 14444:
Commencing at an existing iron pin on the Southeast side of Hester Beasley Road, the Northwest corner of Myrtle Taylor (Ref. Deed Book 4920, page 661, R.O.D.C.); thence south 52 degrees 53'03"W 6.31 feet to an existing iron pin; thence with a curve to the left having the following characteristics: Delta=13 deg. 13' 44", Radius=233.37'; Arc=53.88', Chord= N 46 deg. 15'54"E 53.76 feet to the true point of beginning of the following described tract and the South margin of Tract 2-E Haselton Division, thence leaving Hester Beasley Road and with Tract 2-E, South 44 deg. 05'25"E 444.52' to an iron pin set; thence South 29 deg. 33'06"E 152.86' to an existing iron pin at an 8" Sweet Gum near a fence corner; thence South 53 deg. 32'34"E running generally with a fence 300.00' to an iron pin set; thence leaving Tract 2-E and with three new lines South 37 deg. 08'37"W 267.37' to an iron pin set; thence North 42 deg. 13'56"W 482.97' to an iron pin set; thence South 63 deg. 56'38" W 200.00 to an existing on the Southeast margin of Hester Beasley Road; thence with the margin of said road and a curve to the left having the following characteristics: Delta=28 deg. 54'36"; Radius=320.231'; Arc=161.58'; Tangent=82.55'; Chord=N 09 deg. 44'55"E 159.87' to an existing iron pin; thence N 04 deg. 25'04" W 292.73' to an existing iron pin; thence with a curve to the right having the following characteristics: Delta=37deg. 54'33"; Radius=233.369'; Arc=154.41'; Tangent=80.15'; Chord=N 20 deg. 41'46"E 151.61' to the true point of beginning, containing 5.00 acres, more or less and being a portion of Lot 1-A Haselton Division and Thomas Hirsbrunner recorded in Deed Book 11414, page 264, Register's Office according to a survey by Randolph L. Chapdelain R.L.S. #1444, 7111-B Sweetgum Road SW, Fairview, Tennessee 37062 and dated June 1, 1999.

This improved property known as 8970 Hester Beasley Road, Nashville, TN 37221

The above described tract is subject to all easements, restrictions, and covenants of record.

The above described tract is subject to a 50' ingress-egress and utility easement which runs through the South and East boundary and serves remainder of Tract 1-A; Tract 1-B; Tract 1-C; Tract 1-D and Tract 2 of the unrecorded survey of Wilfred Haselton and John Haselton Heirs Division , which easement is more particularly described as follows:

Beginning at a point being located N 63 deg. 56'38" E 134.35' from the Southwest corner (iron pin) of the above tract at Hester Beasley Road thence with the West Margin of said 50' easement N 18 deg. 25'25"W 19.69' to an iron pin; thence with a curve to the right having the following characteristics: Delta=129 deg. 52'02"; Radius=92.82'; Arc=210.39'; Tangent=198.45'; Chord=N 38 deg. 26'00"E 168.16' to an iron pin set; thence S 76 deg. 38'01"E 44.43' to an iron pin set; thence with a curve to the right having the following characteristics: Delta=23 deg. 05'24"; Radius=450.18'; Arc=181.42'; Tangent=91.96'; Chord=S 65 deg. 05'16" E 180.19' to an iron pin set in the South line of Lot 2-E Haselton Division; thence with Lot 2-E South 53 deg. 32'34"E 300.00 to an iron pin set in the east line of the above tract; thence leaving Lot 2-E and with the East line S 37 deg. 08'37"W 50.00' to an iron pin set; thence with the South margin of

said 50' easement N 53 deg. 32'34"W 299.40' to an iron pin; thence with a curve to the left having the following characteristics: Delta=23 deg. 05'24"; Radius=400.175'; Arc=161.27'; Tangent=81.74'; Chord=N 65 deg. 05'17"W 160.18' to an iron pin; thence N 76 deg. 37'56" W 44.43' to an iron pin; thence with a curve to the left having the following characteristics: Delta=129 deg. 52'05"; Radius=42.82'; Arc=97.06'; Tangent=91.55'; Chord=S 38 deg. 26'00"W 77.57' to an iron pin; thence S 26 deg. 29'59"E 19.91' to an iron pin; thence S 63 deg. 56'38"W 52.77' to the point of beginning.

Also included in this conveyance and shall run concurrent with the above described tract is the following 20' Electrical Easement described as follows:

Beginning at a point being located S 03 deg. 59'25"W 526.25' from an existing iron pin in the Northeast corner of Thomas Hirsbrunner and Haselton Division (Ref. Deed Book 11414, Page 264); thence with an existing utility line N 83 deg. 12'56"E 130.87' to a utility pole; thence N 71 deg. 06'46"E 161.51' to an existing utility pole.

Being the same property conveyed to Gloria Haselton Hirsbrunner and husband, Thomas Hirsbrunner by Quitclaim Deed from Gloria Haselton Hirsbrunner and husband, Thomas Hirsbrunner, of record in Book 11632, Page 100, Register's Office for Davidson County, Tennessee

This conveyance is being made by information furnished by the Grantors herein, no title search has been done and no assurance or guaranty is given to the validity of the title herein.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as my affect the premises.

Witness our/my hand(s) this the 13TH day of February, 2004.

Thomas Hirsbrunner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Hirsbrunner, 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 this the 13TH day of February, 2004.

Notary Public

My Commission Expires: 11-27-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual transfer or value, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 13TH day of February, 2004.

Notary Public

My Commission Expires: 11-27-04