Davidson County DEEDQC
Recvd: 04/08/04 10:50 2pgs
Fees:12.00 Taxes:0.00
20040408-0040151

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnishe

Address New Owner(s)
Lola C. Spain
4303 Dry Fork Road
Whites Creek, Tennessee 37189

Send Tax Bills To
Same

Map-Parcel No.
Map 39
Parcel 53
14D-07840

Quitclaim Deed

Hugh F. Spain, Jr., Grantor, quitclaims to wife, Lola C. Spain, Grantee, all of his right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 5 on the Map of J.M. Mayo's Subdivision of lands and being more specifically described by a survey by Bruce Rainey and Associates dated October 22, 1981, as follows:

BEGINNING at a point in the westerly margin of Dry Fork Road at a point which is the southeasterly corner of property conveyed to B.W. Barry by deed of record in Book 5482, page 405, and said Barry property being designated on the maps of this county as Map 39 parcel 238, and from this point with the southerly line of the Barry property North 83° 00' 32" West 114.72 feet to a point; thence North 76° 54' 20" West 235.14 feet to a point; thence North 73° 36' 26" West 235.14 feet to a point; thence North 73° 36' 26" West 151.67 feet to a point; thence North 69° 53' 38" West 94.80 feet to a point; thence North 14° 30' 51" West 376.59 feet to a point; thence North 51° 54' 30" West 180.61 feet to a point, thence North 54° 57' 14" West 377.26 feet to a point thence with the easterly margin of the property conveyed to George M. Masters by deed of record in Book 2883, page 193, South 22° 00' 00" East 1379.22 feet to a point in the northerly margin of Waller Road, being a point later referred to in the description of Reserve Parcel "B"; thence with the northerly margin of Waller Road North 68° 35' 47" East 682.70 feet to a point; thence in a curve to the left following the northerly margin of Waller Road around to the westerly margin of Dry Fork Road with a radius of 22.95 feet a distance of 38.01 feet to a point in the westerly margin of Dry Fork Road; thence with the westerly margin of Dry Fork Road North 26° 18' 01" West 27.45 feet; thence continuing with the westerly margin of Dry Fork Road in a curve to the right having a radius of 287.20 feet a distance of 142.84 feet, the point of beginning.

Together with Reserve Parcel "A" beginning at a point which is 50 feet from the point of beginning of the main tract described above and South 8° 00' 32" East from that point and in the easterly margin of Dry Fork Road; thence South 25° 49' 55" East 132.03 feet to a point; thence South 37° 37' 52" East 99 feet to a point; thence North 86° 37' 52" West 51.95 feet to a point in the easterly margin of Dry Fork Road; thence with said easterly margin North 26° 18' 01" West 93.93 feet; thence with the said easterly margin in a curve to the right having a radius of 237.20 feet a distance of 113.77 feet to the point of beginning of Reserve Parcel "A".

Together with Reserve Parcel "B" beginning at a point in the southerly margin of Waller Road, South 22° 00' 00" East and 50 feet from the point in the northerly margin of said road referred to as relevant to Reserve Parcel "B" description in the main description; thence with the northerly margin of Waller Road North 68° 35' 47" East 428.31 feet to a point in the northerly margin of the road; thence South 1° 24' 14" East 63.40 feet to a point; thence South 80° 06' 43" West 260.45 feet to a point; thence South 59° 42' 33" West 152.94 feet; thence North 22° West 31.21 feet to the point of beginning of Reserve Parcel "B".

This entire tract of land including the reserve parcels contains 11.16 acres, more or less.

Being the same property conveyed to Hugh F. Spain, Jr. by deed from George R. Spain, of record in Record Book 6260, Page 776, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, of record in Record Book 6354, Page 555, Laura Spain, wife of George R. Spain, conveyed all of her right, title and interest in the tract or parcel of land to Hugh F. Spain, Jr., in order to clear the title.

This is improved property known as 4303 Dry Fork Road, Whites Creek, Tennessee 37189.

Signed on March 31, 2004.

Hugh F. Spain, Jr., Grantor

State of Tennessee
County of Rutherford

Personally appeared before me, Hugh F. Spain, Jr., Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at office, on March 31, 2004.

Notary Public
My commission expires: 09/16/2006

State of Tennessee
County of Rutherford

The actual consideration or value whichever is greater, for this transfer is $0. Subscribed and sworn to before me on March 31, 2004.

Lola C. Spain, Affiant

Notary Public
My commission expires: 09/16/2006