Davidson County DEEDQC
Recvd: 02/23/05 14:56 2 pgs
Fees:12.00 Taxes:0.00
20050223-0019885

Prepared By & Return To:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
04-2635

QUITCLAIM DEED

NEW OWNER:
Herschel Bruce Maxwell
312 Flora Maxwell Avenue
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
147-080-017.01

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, Peggy Maxwell-Coleman., hereinafter referred to as the GRANTOR, does hereby quitclaim and convey unto Herschel Bruce Maxwell and wife, Evon Maxwell, hereinafter referred to as GRANTEES, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

LAND LOCATED IN THE 26TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AT THE SOUTHWEST INTERSECTION OF FLORA MAXWELL ROAD AND TAYLOR ROAD AND BEING BOUNDED ON THE NORTH BY FLORA MAXWELL ROAD ON THE EAST BY TAYLOR ROAD ON THE SOUTH BY BUFORD AND ON THE WEST BY MAXWELL DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 12-1-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF FLORA MAXWELL ROAD(50' R.O.W.), SAID ROD BEING THE NORTHEAST CORNER OF THE BRUCE MAXWELL LAND (INST # 20020508-0055085 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN S 85°34'52" E 52.94 FEET TO AN IRON ROD (NEW) AT THE R.O.W. RETURN FOR TAYLOR ROAD; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET A CHORD BEARING AND DISTANCE OF S 40°20'21" E 35.50 FEET FOR AN ARC LENGTH OF 39.48 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID TAYLOR ROAD (50' R.O.W.); THENCE WITH SAID WESTERLY MARGIN S 04°54'10" W 36.58 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 730.00 FEET A CHORD BEARING AND DISTANCE OF S 01°50'34" W 77.94 FEET FOR AN ARC LENGTH OF 77.98 FEET TO AN IRON ROD (NEW); THENCE S 01°13'02" E 61.30 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE WILLIAM H. BUFORD LAND (BOOK 11174, PAGE 109 R.O.D.C., TN.); THENCE WITH SAID BUFORD'S NORTHERLY LINE N 76°52'34" W 88.77 FEET TO AN IRON ROD (NEW) AT SAID MAXWELL'S SOUTHEAST CORNER; THENCE WITH SAID MAXWELL, N 04°35'59" E 187.23 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES MORE OR LESS.

Being the same property conveyed to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell on 10/02/01, by deed from Herschel Bruce Maxwell and Peggy Maxwell-Coleman, executors of the Estate of Flora Jordan Maxwell, filed for record on 10/01/01, in Instrument No. 20011010-0110441, Register's Office for Davidson County, Tennessee. ** refer to 2nd page

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 3 day of December, 2004.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Peggy Maxwell-Coleman
Peggy Maxwell-Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Maxwell-Coleman, 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 purpose therein contained.

Witness my hand at office this 3rd day of December, 2004.

MARK A. MANASCO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

Commission Expiration:
05/30/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2004.

MARK A. MANASCO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

Commission Expiration:
05/30/2007

** This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.