PICK-UP

Davidson County DEEDQC
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Fees:18.00 Taxes:111.00
20050315-0028334

PREPARED BY:

LAW OFFICES OF MOODY, WHITFIELD & CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Grady Wayne Proctor	Grady Wayne Proctor	
6425 Old Hickory Blvd.	6425 Old Hickory Blvd.	Map 30 Parcel 103
Whites Creek, TN 37189	Whites Creek, TN 37189	

Grady Proctor died on March 24, 2003 leaving a Will dated February 8, 2002. The Will was admitted to Probate on the 2nd day of April, 2003 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 03P568. The Will named Grady Wayne Proctor as Executor. The Executor was duly qualified by the Court. The Executor, by signing this Deed, releases any right the Executor has to recover the property in the event of the subsequent insolvency of this estate and, in accordance with the provisions of the Will of Grady Proctor, Grady Wayne Proctor, Executor, quitclaims to Grady Wayne Proctor, all right, title and interest to the following described real estate in Davidson County, Tennessee.

Property Description:

Land in the 14th Civil District of Davidson County Tennessee more particularly described as follows:

Beginning at an iron pin (old), in the westerly margin of Old Hickory Boulevard, the northeast corner of a tract of land which belongs to Grady Proctor, having a deed reference in Book 2700, Page 171, RODCT, said iron pin being located from an iron pin (old), in the westerly margin of Old Hickory Boulevard, the southeast corner of said tract of land which belongs to Grady Proctor, the northeast corner of a tract of land which belongs to Clarence M. Lovell, having a deed reference in Book 9554, Page 215, RODCT,
N 21°54'18" E, 255.77 feet;
thence, N 33°41'35" E, 92.53 feet, **to the point of beginning,** the southeast corner of this tract and continuing, as follows:
N 87°10'14" W, passing through a barn, and continuing on passing a common corner of said tract of land which belongs to Grady Proctor, and a tract of land which belongs to Grady Proctor, having a deed reference in Book 4452, Page 637, RODCT, and continuing in all 604.58 feet to an iron pin (new), the northwest corner of said second mentioned tract of land which belongs to Grady Proctor, in the easterly boundary of a tract of land which belongs to James A. Crossman, having a deed reference in Book 5662, Page 787, RODCT;

thence with the boundary of said tract of land which belongs to James A. Crossman, as follows:
N 36°27'13" E, 64.39 feet to an iron pin (new);
thence with a curve to the right, having a radius of 1857.00 feet, an arc distance of 286.21 feet, and a chord bearing of N 47°26'37" W, 285.93 feet to an iron pin (new);
thence, S 46°58'36" W, 329.40 feet to an iron pin (old), a common corner of said tract of land which belongs to James A. Crossman, and a tract of land which belongs to Eddie W. Carter, having a deed reference in Book 8821, Page 650, RODCT;
thence, N 07°23'07" W, 460.06 feet to an iron pin (old), a common corner of said tract of land which belongs to Eddie W. Carter, and a tract of land which belongs to David L. Osborne, having a deed reference in Book 8743, Page 732, RODCT;
thence, N 06°04'29" W, 58.85 feet to an iron pin (old), a corner of said tract of land which belongs to David L. Osborne, in the southerly boundary of a tract of land which belongs to Jimmy W. Hayes, having a deed reference in Book 11035, Page 834, RODCT;
thence, S 87°40'43" E, passing a common corner of said tract of land which belongs to Jimmy W. Hayes, and a tract of land which belongs to Debbie K. Kowalski, having a deed reference in Instrument Number 20010917-100587, RODCT, and continuing in all 1207.13 feet to a concrete monument (old), a common corner of said tract of land which belongs to Debbie K. Kowalski, and a tract of land which belongs to Harold Dewayne Chaffin, having a deed reference in Instrument Number 20000530-53454, RODCT;
thence, S 29°51'00" E, 9.84 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Harold Dewayne Chaffin, the northeast corner of a third tract of land which belongs to Grady Proctor, having a deed reference in Book 4088, Page 738, RODCT;
thence with the boundary of said third mentioned tract of land which belongs to Grady Proctor, as follows:
N 87°40'43" W, 310.08 feet to an iron pin (new);
thence, S 83°23'00" W, 59.23 feet to an iron pin (new);
thence, S 43°48'15" E, 183.08 feet to a fence post (old);
thence, S 51°09'31" E, 342.07 feet to an iron pin (new), in the westerly margin of Old Hickory Boulevard, the southwest corner of said third mentioned tract of land which belongs to Grady Proctor;
thence with the westerly margin of Old Hickory Boulevard, as follows:
S 49°28'33" W, 43.06 feet to an iron pin (new);
thence with a curve to the left, having a radius of 616.51 feet, an arc distance of 169.82 feet, and a chord bearing of S 41°35'04" W, 169.29 feet to an iron pin (new);
thence, S 33°41'35" W, 14.51 feet, to the point of beginning, containing **10.97 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated March 2, 2004.

Being a portion of the property which was conveyed to Grady Proctor and wife, Margaret Colorigh Proctor, by Katherine F. Hempel, by deed of record in Book 4088, Page 738, RODCT. Margaret Agnes Proctor having predeceased Grady Proctor. Margaret Colorigh Proctor having predeceased Grady Proctor.

This transfer is by quitclaim and we make no warranties about the title. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 30,000.00/-

Affiant

Sworn to and subscribed before me, this the 14 day of MARCH, 2005.

Notary Public

My Commission Expires: 7-30-05

MICHAEL M. CASTELLANI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of March, 2005.

Grady Wayne Proctor, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, GRADY WAYNE PROCTOR, a Notary Public in and for said County and State, the within named, Grady Wayne Proctor, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of MARCH, 2005.

Notary Public

My Commission Expires: 7-30-05

MICHAEL M. CASTELLANI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map 30 Parcel 103