THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDQC
Recvd: 04/11/05 08:28 3 pgs
Fees:17.00 Taxes:0.00
20050411-0039244

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Shelley Spencer Jones, and husband, Byron Scott Jones	Same	PART OF: MAP 16
Post Office Box 307		PAR 266
Pleasant View, TN 37146-0307		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Shelley Spencer Jones
AFFIANT

NOTARY PUBLIC

My Commission Expires 5/28/06

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SAMUEL L. SPENCER and wife, SOPHIA K. SPENCER, "Grantor," by these presents, do hereby quitclaim and convey unto SHELLEY SPENCER JONES and husband, BYRON SCOTT JONES, "Grantee," his heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Being a trace of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer and wife in deed book 9890, page 370, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tn. Lic. No. 1465 dated 12/06/04 as follows:

Beginning at an existing iron pin, said pin being located S 44° 07'05" W., 644.44' from the most northeast corner of Samuel Spencer in (DB 9685, page 534 RODCT), also known as Map 10, Pcl. 79 TAODCT; Thence S. 44° 06'52" W., 1044.12' passing an existing iron pin at 746.72' to an existing iron pin; thence N. 80° 42'35" W., 255.35' to a

set iron pin; Thence N. 08°38'25" E., 543.33' to an existing iron pin; Thence S. 78° 27'29" E., 101.50' to an existing iron pin; Thence N. 66° 38'20" E., 272.22' to an existing iron pin; Thence N. 36° 44'11" E., 411.82' to an existing iron pin; Thence S. 50° 44'24" E., 389.40' to the point of beginning containing 9.759 acres.

The above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below:

Beginning at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northwest corner of Samuel Spencer in (DB9685, page 534 RODCT); Thence with said margin S. 60° 29'04" E., 51.65'; Thence now leaving said margin S. 15° 00'54" W., 212.57'; Thence S. 66° 09'28" W., 307.34'; Thence S. 37° 49'07" W., 109.67'; Thence N. 50°44'24" W., 50.08' to an existing iron pin; Thence N. 37° 49'07" E., 121.04' to an existing iron pin; Thence N. 66° 09'28" E., 296.04' to an existing concrete monument; Thence N. 15° 00'54" E., 201.58 to the point of beginning.

The above described tract is subject to a 50' Ingress, Egress & Private Utility easement as described below:

Beginning at an existing iron pin, said pin being the most northeast corner of tract described above; thence S. 44° 06'52"W., 1044.12' to an existing iron pin; Thence N. 80° 42'35" W., 255.35' to an existing iron pin; Thence N. 08° 38'25" E., 50.00'; Thence s. 80° 42'35" E., 229.79'; Thence N. 44° 06'52" E., 1013.75'; Thence S. 50° 44'24" E., 50.00' to the point of beginning.

The above-described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

The owners, Shelley Spencer Jones and Byron Scott Jones, or any future owners of the property described herein, known as Section 1, grant a permanent, transferable "right of use" of the easement for the property defined in this deed for ingress, egress and private utilities to the current owners of the adjacent property, Samuel L. Spencer and Sophia Spencer, or any future owners of said property.

The owners, Shelley Spencer Jones and Byron Scott Jones, retain a permanent, transferable "right of use" of the easement for the property owned by Shannah Matherley and Frankie Matherley, known as Section 2, for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

The owners, Shelley Spencer Jones and Byron Scott Jones, retain a permanent, transferable "right of use" of the easement for the adjacent property owned by Samuel L. Spencer and Sophia Spencer for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

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

This is unimproved property.

WITNESS my hand this 14 day of March, 2005.

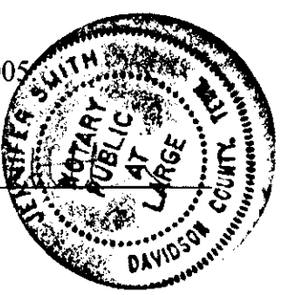
Samuel L. Spencer
SAMUEL L. SPENCER

Sophia K. Spencer
SOPHIA K. SPENCER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, SAMUEL L. SPENCER and SOPHIA K. SPENCER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of March, 2005.



NOTARY PUBLIC

My Commission Expires: 5/28/06