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

From information furnished by the parties.

Address New Owner(s)
James P. Dickens
2522 Greer Road
Goodlettsville, Tennessee 37072

Send Tax Bills To
Same

Map-Parcel No.
Map 17

Parcel 4

Quitclaim Deed

Lorene S. Dickens, Grantor, quitclaims to husband, James P. Dickens, Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

A certain tract or parcel of land in the 1st Coucilmanic District of Davidson County, Tennessee, described as Tract 2 on a survey of the Kenneth W. Benton Property dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the westerly margin of Greer Road, a corner to the property conveyed to James P. Dickens by deed of record in Book 6424, page 731, Register's Office for Davidson County, Tennessee (Map 17, Parcel 3 TAODCT); thence with said margin of Greer Road, South 37 deg. 58'23" East 315.42 feet to an iron pin; thence continuing with said margin of said Road, South 37 deg. 33' 52" East 67.88 feet to an iron pin, a corner to the property conveyed to L.A. Benton by deed of record in Book 2694, page 569 Register's Office for Davidson County, Tennessee (Map 17, Parcel 6, TAODCT); thence leaving Greer Road with the line of Benton, South 64 deg. 30' 22" West 386.34 feet to an iron pin; thence North 83 deg. 54' 38" West 300.00 feet to a post in the line of the property conveyed to Deborah D. Ayers by deed of record in Book 11382, page 848, Register's Office for Davidson County, Tennessee (Map 17, Parcel 3.26 TAODCT); thence with the line of Ayers, North 10 deg. 40' 00" West 433.57 feet to an iron pin in the line of Dickens; thence with the line of Dickens, North 88 deg. 44' 16" East 491.94 feet to an iron pin marking the point of beginning, and containing 5.724 acres, more or less.

Being the same property conveyed to James P. Dickens and wife Lorene S. Dickens by deed from James D. Dickens and wife, Judy M. Dickens of record in Instrument No. 20040826-0103474, Register's Office for Davidson County, Tennessee.

This is unimproved property, fronting Greer Road, Goodlettsville, Tennessee 37072.

James P. Dickens executed on behalf of Lorene S. Dickens pursuant to the Durable Power of Attorney of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20040826-0103474.

Signed on April 5, 2005.

Lorene S Dickens By James P Dickens A I F
Lorene S. Dickens, by James P. Dickens, Attorney in Fact
Grantor

Davidson County DEEDQC
Recvd: 06/03/05 09:01 2 pg
Fees:12.00 Taxes:0.00
20050603-0062958

State of Tennessee
County of Sumner

Personally appeared before me, James P. Dickens, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Lorene S. Dickens, Principal, and who acknowledged that he executed the same as attorney-in-fact for Lorene S. Dickens.

Witness my hand, at office, on April 5, 2005.

Sandy M Reynolds
Notary Public
My commission expires: 12-9-07



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0. Subscribed and sworn to before me on April 5, 2005.

James P Dickens
James P. Dickens, Affiant

Sandy M Reynolds
Notary Public
My commission expires: 12-9-07

