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

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

20050603-0062960

rom 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 p/o 48

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:

LAND in Davidson County, Tennessee, being a portion of property conveyed in Record Book 6134, page 711 and shown as a portion of parcel 048 on tax map 17, and being described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 31, 1997, as follows:

TRACT 1:

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Union Hill Road, the most northwest corner of this tract, and being a corner to H.E. Ray (Deed Book 2735, page 465); thence, with said road, North 71 deg. 14' 57" East for a distance of 311.87 feet to an iron pin set in the margin of said road; thence, leaving said road, South 12 deg. 54' 10" East for a distance of 673.00 feet to an iron pin set; thence, South 78 deg. 51' 27" East for a distance of 219.00 feet to an iron pin set in the line of George V. Logan (Deed Book 4533, page 555); thence, with said Logan for the next three calls as follows: South 09 deg, 12' 18" East for a distance of 501.60 feet to an iron pin set; thence, South 17 deg. 28' 48" East for a distance of 144.05 feet to an iron pin set; thence, South 10 deg. 06' 16" East for a distance of 117.49 feet to a 36" red oak tree, a corner to said Logan, and a corner to Leonard Leslie Graham (Deed Book 8157, page 119); thence, with said Graham for a ways and then the line of Jan Alison Lewis and Robert S. Bridges, Sr., South 34 deg. 54' 15" West for a distance of 592.77 feet to an iron pipe found, a corner to said Bridges, a corner to Gary B. Gupton and Frank Davis Enterprises, Inc. (Deed Book 7956, page 223); thence, North 42 deg. 20' 45" West for a distance of 1049.88 feet to an iron pin set, corner to said Davis; thence, North 68 deg. 35' 45" West for a distance of 99.51 feet to an iron pin set, corner to said Davis and in the line of H.E. Ray (Deed Book 2735, page 465); thence, with said Ray for the next four calls as follows: North 33 deg. 44' 27" East for a distance of 142.35 feet to an iron pin set; thence, North 31 deg. 14' 27" East for a distance of 495.08 feet to an iron pin set; thence, North 00 deg. 09' 59" West for a distance of 245.02 feet to a large corner fence post; thence, North 00 deg. 09' 59" West for a distance of 233.47 feet to the beginning. Said property contains 25.62 acres, more or less.

TRACT 2:

BEGINNING at an iron pin set in the margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Charles G. Harris (Deed Book 6134, page 711); thence, leaving said road and with the line of said Harris, South 00 deg. 09' 59" East for a distance of 233.47 feet to a large corner post, in the line of said Harris; thence, North 02 deg. 01' 04" West for a distance of 231.08 feet to an iron pin set in the margin of said road; thence, with said road, North 71 deg. 14' 57" East for a distance of 7.88 feet to the beginning. Said property contains 0.02 acres, more or less.

Being the same property conveyed to James P. Dickens and wife Lorene S. Dickens by deed from Ruby H. Harris, an unmarried woman, of record in Book 10444, Page 695, Register's Office for Davidson County, Tennessee.

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 AIF
Lorene S. Dickens, by James P. Dickens, Attorney in Fact
Grantor

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: 2-9-07

SANDY M. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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: 2-9-07

SANDY M. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY