Davidson County DEEDQC
Recvd: 06/20/05 07:55 3 pgs
Fees:17.00 Taxes:0.00
20050620-0069866

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard A. Murray, et ux P. O. Box 678 Goodlettsville, TN 37070-0678	Same as New Owner	Map 24 Parcel P/O 14

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between RICHARD A. MURRAY and wife, GENEVIEVE N. MURRAY a/k/a SONIA GENEVIEVE N. MURRAY, hereinafter referred to as the "GRANTORS", and RICHARD A. MURRAY and wife, GENEVIEVE N. MURRAY a/k/a SONIA GENEVIEVE N. MURRAY, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD A. MURRAY and wife, GENEVIEVE N. MURRAY a/k/a SONIA GENEVIEVE N. MURRAY, the GRANTORS, have this day bargained, sold and quitclaimed unto RICHARD A. MURRAY and wife, GENEVIEVE N. MURRAY a/k/a SONIA GENEVIEVE N. MURRAY, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: A certain tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, described as Tract No. 1 on a Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License No. 458, as follows:

BEGINNING at an iron pin in the northwesterly margin of Brick Church Pike (said point being on a curve with a delta of 15 deg. 20 min. 01 sec,, a radius of 953.94 feet, for a distance of 421.22 feet from an iron pin marking the corner of the property conveyed to Jesue B. Kiber filed for record in Book 5040, page 968, Register's Office for Davidson County, Tennessee); thence leaving Brick Church Pike, North 73 deg. 44 min. 28 sec. West 333.91 feet to an iron pin; thence, North 58 deg. 53 min. 20 sec. West 144.25 feet to an iron pin; thence, North 42 deg. 28 min. 45 sec. West 217.15 feet to an iron pin; thence, North 14 deg. 06 min. East 335.90 feet to an iron pin; thence, South 62 deg. 22 min. 40 sec. East 142.96 feet to an iron pin; thence, South 58 deg. 30 min. 00 sec. East 612.63 feet to an iron pin; thence, South 71 deg. 50 min.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE SEARCH ON THE PART OF THE PREPARER.

12 sec. East 91.25 feet to an iron pin; thence, North 66 deg. 02 min. 16 sec. East 126.19 feet to an iron pin; thence, South 86 deg. 18 min. 56 sec. East 92.74 feet to an iron pin in the northwesterly margin of Brick Church Pike; thence with said margin of said pike on a curve having a delta of 26 deg. 50 min. 21 sec., a radius of 589.08 feet, for a length of 275.94 feet to an iron pin; thence continuing with said margin of said road, South 64 deg. 16 min. 22 sec. West 159.90 feet to a point; thence continuing with the curve of the margin of said road with a delta of 15 deg. 20 min. 01 sec., and a radius of 953.94 feet, for a length of 89.38 feet to the point of beginning, and containing 6.94 acres, more or less.

BEING a part of the same property conveyed to Richard A. Murray and wife, Genevieve N. Murray a/k/a Sonia Genevieve N. Murray, by deed of record in Book 9595, page 715, Register's Office for Davidson County, Tennessee and corrected by Deed of Correction filed for record in Instrument No. 20040503-0049874, said Register's Office.

EASEMENT: THIS CONVEYANCE is subject to a 50-foot easement for ingress and egress and public and private utilities which crosses the above described real property and extends from the northwesterly margin of Brick Church Pike to a point in the southwest boundary of said tract, a common boundary to Tract No. 4 on the Survey dated February 24, 2005, by John J. Conner, Registered Land Surveyor, License No. 458, which easement shall be a servient easement for the above described tract and a dominant easement for Tract No. 4 as shown on the said survey, which easement is more specifically and particularly described as follows:

BEGINNING at a point in the northwesterly margin of Brick Church Pike, said point being 21.6 feet west of an existing iron pin set in concrete; thence, North 73 deg. 47 min. 21 sec. West 82.71 feet to an existing property corner (iron pin set in concrete); thence, South 66 deg. 02 min. 16 sec. West 126.19 feet to an iron pin set in concrete; thence South 56 deg. 38 min. 36 sec. West 388.82 feet to an iron pin set.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 15th day of June, 2005.

Richard A. Murray
RICHARD A. MURRAY

Genevieve N. Murray
GENEVIEVE N. MURRAY
A/K/A SONIA GENEVIEVE N. MURRAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD A. MURRAY and GENEVIEVE N. MURRAY A/K/A SONIA GENEVIEVE N. MURRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of June, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Richard A. Murray
AFFIANT

Sworn to and subscribed before me this the 15th day of June, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE