Davidson County DEEDQC
Recvd: 07/05/05 10:52 2 pgs
Fees:12.00 Taxes:0.00

20050705-0076704

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/GROUP/PARCEL
Jacqueline Harper	(same)	Map 21
1201 Blackfoot Court		Parcel 202- 215
Madison, TN 37115		

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jack M. Waggoner and wife, Nellie Rose Waggoner, by these presents do hereby quitclaim and convey any and all interest they may have unto Jacqueline Harper, her successors and assigns, all their right, title and interest in and to the following described tract of land:

TRACT No. 1: Situated on the west side of Eaton's Creek Road and beginning at a spike in the center of Eaton's Creek Road, Robert Fulton's corner and corner to the tract herein conveyed; thence north 79 degrees 38' west 316 feet to an iron pin; thence north 3 degrees 27' east 185.9 feet to an iron pin; thence south 89 degrees 30' east 305.9 feet to the center of Eaton's Creek Road; thence with the center of the same; south 1 degree 30' west 239.8 feet to the beginning, containing 1.5 acres, more or less according to a survey of Richard B. Omohundro, Engineer, dated March 18, 1965.

Being the same property conveyed to Nancy Maxine Hampton by deed from Gerald A. Krantz and wife, of record in book 4160, page 524, Register's Office for said County.

TRACT No. 2: Being a part of the easterly part of Tract No. 1 as shown on survey of the Division of the George E. Anderson Farm, and this lot being surveyed on December 21, 1967, by Richard B. Omohundro, as follows:

Beginning at an iron pin, corner of J.L. Reeder, Nancy Hampton Farmer and L.H. Gupton; thence with the line of L.H. Gupton, south 71 degrees 53' west 294.5 feet to an iron pin; thence with the line of Green, north 3 degrees 42' east 292.9 feet to an iron pin; thence a new line, south 86 degrees 41' east 272.4 feet to an iron pin in the present line of Nancy Hampton Farmer, same being 305.9 feet west of Eatons Creek Road; thence with the line of said Nancy Hampton Farmer, south 3 degrees 27' west 185.9 feet to the point of beginning, containing 1.5 acres, more or less.

Being the same property conveyed to Jack M. Waggoner and wife, Nellie Rose Waggoner by Warranty Deed of record in Book 4283, Page 540, Register's Office Davidson County, Tennessee.

This conveyance is made subject to easement for right-of-way of Eatons Creek Road lying within boundaries of premises as herein described, and an easement for right-of-way 40 feet in width across premises for laying, constructing, operating, altering, replacing and removing a pipe line for transportation of natural gas, petroleum and their by-products, under, upon, over and through premises with rights of ingress and egress and other rights as set out in grant from George E. Anderson to Tennessee Natural Gas Lines, Inc., of record in book 1333, page 221, Register's

Office for Davidson County, Tennessee, and restrictions of record in book 3134, page 423, Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Davidson

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

Jacqueline M. Harper
Affiant

Subscribed and sworn to before me, this the 15 day of June, 2005.

Cynthia A. Bray
Notary Public
Commission Expires: 1-26-06

CYNTHIA A. BRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Witness our hand this 15 day of June, 2005, the corporate party, if any, having caused its name to be signed hereto by it duly authorized officers on said day and date.

Jack M. Waggoner
Jack M. Waggoner

Nellie Rose Waggoner
Nellie Rose Waggoner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jack M. Waggoner and Nellie Rose Waggoner, the Bargainor(s) 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 at Goodlettsville, Tennessee this the 15 day of June, 2005.

Cynthia A. Bray
Notary Public

CYNTHIA A. BRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1-26-06

PREPARED BY:
JOHN H. LOWE & ASSOCIATES
405 A TWO MILE PIKE
GOODLETTSVILLE, TN 37072
(615) 859-9665