Davidson County DEEDQC
Recvd: 08/23/05 15:16 3 pgs
Fees:17.00 Taxes:0.00
20050823-0100526

This instrument was prepared upon information furnished by the parties:

HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorneys at Law
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080

FROM: **FRED BAXTER and wife, KAY BAXTER**

TO: **MARGARET MARIE POTTINGER**

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Margaret Marie Pottinger, 8346 Riley Adcock Road, Joelton, Tennessee 37080-0938

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: **same**

MAP & PARCEL NO: Map 004-00-0, Parcel 176.00

NOW THEREFORE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, We, ***FRED BAXTER***, and wife, ***EVELYN KAY BAXTER***, by these presents, do hereby quitclaim all our interest unto ***MARGARET MARIE POTTINGER***, her heirs and assigns, forever, that certain real property located at and known as 8346 Riley Adcock Road, Joelton, Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have duly executed this Quitclaim Deed on this the 18th day of August, 2005.

FRED BAXTER

EVELYN KAY BAXTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***FRED BAXTER*** and wife, ***EVELYN KAY BAXTER***, 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 office at Joelton, Tennessee, on this the 18th day of August, 2005.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Margaret Marie Pottinger
MARGARET MARIE POTTINGER

Subscribed and sworn to before me
this 18th day of August, 2005.

Sherrie Spann
Notary Public
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

NOTE TO REGISTER:
Upon recording, return to:
HOWARD M. SKIPWORTH
Attorney at Law
Post Office Box 489
Joelton, TN 37080-0489

EXHIBIT A

A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, according to a survey by M & M Engineers, Frank V. Neeley, No. 1493, dated 11/8/91, described as follows:

BEGINNING at a point 704.27 feet from the northerly margin of Riley Adcock Road and at the end of the ingress and egress easement described below: thence N 84 deg. 24' 23" W., 618.45 feet to an iron pin; thence N 05 deg. 47' 19" E., 337.58 feet to an iron pin; thence S 84 deg. 12' 41" E., 77.84 feet to an iron pin; thence S 84 deg. 35' 44" E., 568.99 feet to an iron pin at an old fence corner; thence S 05 deg. 21' 06" W., 180.79 feet to an iron pin; thence S 07 deg. 50' 00" W., 146.49 feet to an iron pin; thence S 69 deg. 18' 46" W., 27.39 feet to the point of beginning.

ALSO INCLUDED IN THIS CONVEYANCE is a 25 foot ingress and egress easement described as follows: BEGINNING in the northerly margin of Riley Adcock Road; thence N 11 deg. 09' 20" E., 139.34 feet to an iron pin; thence N 05 deg. 08' 21" E., 221.45 feet to an iron pin; thence N 06 deg. 42' 17" E., 129.32 feet to an iron pin; thence N 03 deg. 24' 33" E 214.16 feet to an iron pin, the beginning point of the 5.02 acre tract; thence N 69 deg. 18' 46" E., to a point; thence S 03 deg. 24' 33" W, 226.22 feet to an iron pin; thence S 06 deg. 42' 17" W, 129.94 feet to an iron pin; thence S 05 deg. 08' 21" W, 222.04 feet to an iron pin in the northerly margin of Riley Adcock Road, containing 0.398 acres, more or less.

Being the same property conveyed to Fred Baxter and wife, Evelyn Kay Baxter, as described in Book 8889, page 155, at the Register's Office of Davidson County, TN.

THIS CONVEYANCE ALSO INCLUDES A MOBILE HOME described as "All American Holiday Home, Model #704-2FRB-2, 14X70, serial number AL8AAHO986.