THIS INSTRUMENT PREPARED BY:
Carolyn Adams, 570 Hidden Acres Drive,
Madison, TN 37115

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual consideration for this transfer is NONE.

Carolyn Adams
Affiant

DAVIDSON COUNTY, TN SANDRA HALL NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me this 9th day of February, 2006.

Sandra D. Hall
Notary Public

My Commission Expires: 5/28/06

| Address New Owner: | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Aaron Adams, et ux<br>570 Hidden Acres Drive<br>Madison, TN 37115 | SAME | Map 62<br>Parcels<br>68, 69, & 260 |

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged by the undersigned, I, **CAROLYN ADAMS,** have bargained and sold and by these presents do hereby transfer and forever quitclaim unto **AARON ADAMS AND WIFE, CAROLYN ADAMS,** their successors and assigns, all of my right, title and interest in and to two certain tracts or parcels of land located in Davidson County, Tennessee, being

Davidson County DEEDQC
Recvd: 02/22/06 13:30 5 pgs
Fees:27.00 Taxes:0.00
20060222-0020780

more particularly described according to Exhibit "A" attached hereto and incorporated herein as if fully set forth herein.

This is improved property known as: 570 Hidden Acres Drive, Madison, TN 37115

This conveyance is made subject to any and all easements across the above described property.

Carolyn Adams

**CAROLYN ADAMS**

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

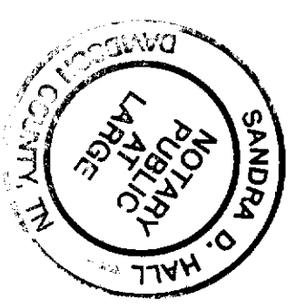
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Adams, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 9th day of February, 2006.

Sandra D. Hall

NOTARY PUBLIC

My Commission Expires: 5/28/06



# EXHIBIT "A"

LAND in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated October 18, 1994, as follows:

TRACT NO. ONE:
Beginning at a point on the easterly bank of the Cumberland River (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T.), said point being at the 396.5 foot contour line, the most southwest corner of this tract, and being located along the bank of said River from a point, a corner to Forrest B. Pate, as follows: North 07 deg. 42 min. 29 sec. East 92.85 feet and North 02 deg. 18 min. 26 sec. West 91.79 feet to said BEGINNING POINT; thence with the 396.5 foot contour line, North 02 deg. 18 min. 26 sec. West 813.02 feet to a point on the bank of t he River; thence leaving the River, North 85 deg. 22 min. 58 sec. East passing an iron pin (new) at 60.91 feet and passing the 50-foot access easement, and in all a total of 394.44 feet to a point on the center of a metal culvert and the edge of a pond, said point also being the most southeast corner of a 50-foot access easement; thence crossing the pond, South 42 deg. 32 min. 12 sec. East 347.51 feet to an iron pin (new) by a corner post, a corner to Steven B. Parker, Deed Book 7400, page 152, R.O.D.C.T.; thence with the line of said Parker and then Jackie Lee McCrary and Ronnie Eugene McCrary, South 07 deg. 29 min. 22 sec. East 104.82 feet to an iron pin (new), corner to said McCrary; thence North 82 deg. 36 min. 06 sec. East 116.70 feet to an iron pin (new) by a large corner post, corner of said McCrary; thence with said McCrary for a ways and thence Lloyd E. McCrary for a ways, and then Ronnie C. McCrary, South 06 deg. 21 min. 00 sec. East 643.98 feet to an iron pin (new) by a corner post, a corner of said Ronnie E. McCrary, and in the northerly line of said Forest B. Pate; thence with said Pate, South 86 deg. 57 min. 10 sec. West 187.85 feet to a point; thence North 03 deg. 02 min. 50 sec. West 183.00 feet to a point; thence South 86 deg. 57 min. 10 sec. West 599.52 feet to the point of beginning, containing 13.22 acres, more or less.

Being a portion of the same property conveyed to Carolyn Adams, by deed of record in instrument no. 20010515-0049843, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:
Beginning at a point on the easterly bank of the Cumberland River, Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T., Said point being the 396.5 foot contour line, the most southwest corner of this tract, and a corner to Forrest B. Pate; thence with said River, North 07 deg. 42' 29" East 92.85 feet to a point on the bank of the River; thence North 02 deg. 18' 26" West 91.79 feet to a point on the bank of said River; thence leaving the River South 86 deg. 57' 10" West 599.52 feet to a point; thence South 03 deg. 02' 50" East 183.00 feet to a point in the line of said Forrest B. Pate; thence with said line South 86 deg. 57' 10" West 618.03 feet to the point of beginning, containing 2.54 acres, more or less.

Together with a 10 foot right-of-way to be used as a roadway for ingress and egress to and from said property described and said right-of-way described as follows: Beginning at the southeast corner of the within described tract, at a point on the McIntosh line running thence with the easterly margin of said within described tract 10 feet northerly to appoint; thence easterly in a straight line to the westerly margin of the Stanton property; thence southerly 10 feet to the McIntosh line westerly in a straight line to the beginning point. Together with the use of roadway to Neely's Bend Road, said road being between the original Neely line and Stanton line, insofar, as his rights are the same. The right to use the water from the spring on the property of said J. H. Rice is also granted to the conveyees herein.

Being the same property conveyed to Carolyn Adams, by deed of record in instrument no. 20010515-0049843, Register's Office for Davidson County, Tennessee, and by Deed of Correction in Instrument No. 20000306-0022626, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of the above described property, being a tract of land in the 9th Councilmanic District of Nashville, Davidson County, Tennessee, described according to an unrecorded survey by John Kohl & Company, 400 Seventh Avenue South, Nashville, TN 37203, Patrick Coode, Surveyor License # 855, containing 5.0 acres, more or less, and being more particularly described in Quitclaim Deed to Phillip Dale Mahoney of record in Instrument No. 20030321-0037858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description thereof as if fully set forth herein.

EASEMENT NO. ONE TO TRACT NO ONE:
A certain Mutual Permanent Easement for Ingress and Egress, and Private And/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer, being fifty (50) feet in width, and being more particularly described in Book 9501, page 940, Register's Office for Davidson County, Tennessee.

The aforesaid Easement is SUBJECT TO an Encroachment of Fence Easement of record in Book 10856, page 885, Register's Office for Davidson County, Tennessee.

EASEMENT NO. TWO TO TRACT NO. ONE:
A certain Easement for Ingress and Egress over a portion of that certain property owned by William Joseph Jackson and wife, Joanne Jackson, by deed of record in Book 9377, page 837, Register's Office for Davidson County, Tennessee, containing 0.03 acre, more or less, and being more particularly described in deed of record in Book 9885, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is SUBJECT TO a Mutual Permanent Easement for Ingress and Egress and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer conveyed to Phillip Dale Mahoney by instrument of record in Instrument No. 20030321-0037859, Register's Office for Davidson County, Tennessee.