Davidson County DEEDQC
Recvd: 04/18/06 14:09 2 pgs
Fees:13.00 Taxes:8.23
20060418-0044352

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 134290
Rec'd: 10.00
State: 8.14
Clerk: 1.00
EOP: 2.00
Total: 21.14
Instrument #: 87741
Recorded
4/17/2006 at 11:14 AM
in Record Book
194
Pgs 858-859

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Lela Mai Barnes DeMoss

TO: John R. Radford and wife,
Sandra Louise Radford
203 Bypass Road
Ashland City, TN 37015

Map:86 Parcel: 8.01 & 8 (part)
Cheatham Co.

Map: 100 Parcel: 30 (part)
Davidson Co.

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of TEN and no/100 dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Lela Mai Barnes DeMoss, grantor herein, do quitclaim and convey unto John R. Radford and wife, Sandra Louise Radford, grantees herein, their heirs and assigns, all of my right, title and interest, in and to the following described property:

LAND situated in the ____ Civil District of Davidson County, Tennessee, and in the 12th Civil District of Cheatham County, Tennessee, being Tract No. 71 on an October 27th, 1985, survey by Winston Gaffron, Jr., R.L.S., 1070, 8386 Greenvale Drive, Nashville, Tennessee 37221, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin set in the center of Old Pond Creek Road which runs generally from Pond Creek Road to Old Charlotte Pike, said point being south 86 deg. 41' 59" east 239.94 feet from a PK nail in the center of Pond Creek Road at the northwest corner of Tract No. 44 on said survey and north 01 deg. 55' 52" west 127.27 feet from an iron pin; thence with the center of said Old Pond Creek Road and the common line of said Tract No. 44, to points the following calls and distances: south 24 deg. 07' 22" east 16.70 feet, south 13 deg. 21' 33" east 184.67 feet, south 07 deg. 39' 49" east 146.48 feet, south 07 deg. 17' 11" west 252.81 feet, south 10 deg. 12' 27" east 140.48 feet, south 43 deg. 58' 55" east 118.25 feet, south 61 deg. 33' 26" east 209.58 feet, and south 70 deg. 26' 25" east 168.15 feet to an iron pin in Claud Barnes line; thence leaving said road and with Claud Barnes and then Dickson Northcutt, north 03 deg. 50' 02" east 1205.19 feet to an iron pin; thence north 84 deg. 15' west 579.99 feet to an iron post; thence south 01 deg. 55' 52" east 290.46 feet to the point of beginning, and containing 12.91 acres, more or less, according to said survey.

BEING the same land conveyed to grantees by deed from Frontier Acres, Ltd., a Tennessee limited partnership recorded in Book 9576, page 74 in the Register's Office of Davidson County, Tennessee, and in Deed Book 363, page 346 in the Register's Office of Cheatham County, Tennessee; and a part (a small part of a 14.258 acre portion) of the same land conveyed to Claude Barnes and wife, Lela Mai Barnes by deeds of record in Deed Book 5290 at page 46 in the Register's Office of Davidson County, Tennessee, and Deed Book 106 at page 393 and by deed of correction in Deed Book 106, page 401, both in the Register's Office of Cheatham County, Tennessee. The said Claude Barnes is deceased and Lela Mai Barnes (now

De Moss) acquired title as surviving tenant by the entirety.

Lela Mai Barnes De Moss is also known as Lela Mae Barnes De Moss.

The hereinabove described property is not the residence of grantor or of her spouse, they maintaining a residence elsewhere.

For valuable consideration by execution of this deed grantor releases grantees and their predecessors in title from any and all claims for damages of any sort for trespass, physical damage, or the like on the hereinabove described property.

This property is conveyed subject to such encumbrances, limitations, easements or restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 13th day of April, 2006.

Lela Mai Barnes DeMoss
LELA MAI BARNES DE MOSS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, LELA MAI BARNES DE MOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 13th day of April, 2006.

NOTARY PUBLIC

My commission expires: 3-31-07

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $2224.70.

Grantee

Sworn to and subscribed before me
this ____ day of April, 2006.

NOTARY PUBLIC

My commission expires 5-30-2006

RANDEE J. CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007