Record and Return Mail To:
This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (RTC)
Attorneys at Law
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Prepared from Information
supplied by the parties

Davidson County DEEDQC
Recvd: 04/24/06 13:01 4 pgs
Fees:22.00 Taxes:0.00
20060424-0046620

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Frances W. Taylor
1041 Redmond Court
Nashville, TN 37211

Send Tax Bills To:
Same

Map and Parcel No.
Map 180
Parcel 044.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Bobby G. Taylor** and wife, **Frances W. Taylor** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Frances W. Taylor,** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I: Land in the 6th Civil District of Davidson County, Tennessee, being a part of the Frank Hagewood, Jr. and John F. Hagewood property, and described according to a survey by James L. Murphy, Jr. and Company, Surveyors, dated January 12, 1972.

Beginning at a point on the north margin of a proposed 50.00 foot right-of-way dedication, said dedication being 1,424 feet, more or less, south of and parallel to Holt Road, said point being 1,003.23 feet east of the east property line of Mrs. Dorris Gillespie as of record in Book 1077, page 244, Register's Office of Davidson County, Tennessee; thence leaving said right-of-way north 01°04'27" east 544.61 feet to a point in the north line of the Hagewood property; thence with said north line south 87°08'48" east 86.95 feet to an existing iron pin; thence south 84°53'33" east 156.01 feet to appoint; thence south 1°4'57" west 531.01 feet to a point in the northerly margin of a proposed 50 foot road; thence along said margin of said proposed 50 foot road; thence along said margin of said proposed road north 88°55'3" west 242.45 feet to the point of beginning.

TRACT II: Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Harold F. Morris, Surveyor, and being more particularly described as follows:

Being the easterly 51.11 feet on a tract of land conveyed to the grantor herein by deed of record in Book 4503, page 648, Register's Office for Davidson County, Tennessee, said tract consisting of 1.0 acre, more or less, and fronting 51.11 feet on the southerly margin of Holt Road, and extending back

between lines 850.49 feet on the westerly line and 853.78 feet on the easterly line, to a line in the rear, on which it measures 51.0 feet thereon.

TRACT III: Land in the 6th Civil District of Davidson County, Tennessee, being a part of the Frank Hagewood, Jr. and John F. Hagewood Property.

Beginning at a point on the north margin of a proposed 50.00 foot right-of-way dedication, said dedication being 1,424 feet, more or less, south of and parallel to Holt Road, said point being 1,003.25 feet east of the east property line of Mrs. Dorris Gillespie as of record in Book 1077, page 244, Register's Office of Davidson County, Tennessee; thence leaving said right-of-way dedication north 01°04'27" east 544.61 feet to a point in the north line of the Hagewood Property; thence with said north line south 87°08'48" east 86.95 feet to an existing iron pin; thence south 84°53'33" east 750.82 feet (Deed calls for 750.82 feet) to an existing iron pin; thence North 79°35'12" east 230.00 feet to a point in the north south fence line extended; thence leaving said Hagewood north line and with said fence line extended; thence leaving said Hagewood north line and with said fence line south 2°29'5" west 255.86 feet to a point in the north margin of the aforementioned 50.00 foot proposed right-of-way dedication; thence with said north margin north 87°30'55" west 71.96 feet to a point, the beginning of a curve to the left having a radius of 290.0 feet a distance of 310.82 feet to a point, the beginning of a reversed curve; thence with said curve to the right having a radius of 300.00 feet a distance of 314.16 feet to a point; thence continuing with said 50.00 foot proposed right-of-way dedication north 88°55'33" west 525.90 feet to the point of beginning, containing 10.8 acres, more or less.

INCLUDED in the above description, but expressly excluded from this conveyance is the following tract:

Land in the 6th Civil District of Davidson County, Tennessee according to a survey made by Stanford and Associates, Inc. dated December 14, 1979 described as follows to wit:

Beginning at an iron pin in the north right-of-way of Redmond Court, being the southeast corner of King and the southwest corner of Taylor run south 88 deg. 55' 33" east 494.40 feet to an iron pin, the true point of beginning; thence with a new dividing line through Taylor North 54 deg. 01' 55" east 391.70 feet to an iron pin; thence north 72 deg. 25' 49" east 258.40 feet to an iron pin in Taylor's eastern line to a fence line; thence south 2 deg. 21' 47" west 54.24 feet to a point common to Taylor's southern line and Hagewood's north line; thence south 89 deg. 49' 07" west 21.43 feet to a point; thence with a curve to the left having a radius of 310.82 feet for a distance of 290.00 feet to a point of reverse curve; thence with a curve to the right having a radius of 314.16 feet for a distance of 300.00 feet to a point; thence north 88 deg. 55' 33" west 31.50 feet to the point of beginning and containing 0.7 acre, more or less.

Being a portion of the same property conveyed to Bobby G. Taylor and wife, Frances W. Taylor, by Warranty Deed from Nancy Shelton, Trustee, dated July 6, 1973, of record in Book 4727, page 633, Register's Office, Davidson County, Tennessee; said property having since been conveyed to Frank Hagewood, Jr. and John F. Hagewood, by Quitclaim Deed from Bobby G. Taylor and wife, Frances

W. Taylor, dated March 13, 1980, of record in Book 5578, page 464, Register's Office, Davidson County, Tennessee.

ALSO INCLUDED in the above description, but expressly excluded from this conveyance is the following tract:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Harold F. Morris, Surveyor, and being more particularly described as follows:

Being the easterly 51 feet of tract No. 7 of the Marvin Moore farm (unrecorded) conveyed by Ronald Clemmons and wife, Brenda June Clemmons, to John T. Connors by deed of record in Book 4471, page 757, RODC, Tennessee, said tract consisting of 1 acre more or less and fronting 51.11 feet on the southerly margin of Holt Road and extending back between lines 850.49 feet on the westerly line and 853.78 feet on the easterly line to a line in the rear on which it measures 51.23 feet. The northeast corner of this tract on Holt Road is approximately 1,499 feet east of intersection of Holt Road and a road known as Holt Lane or Redmond Lane.

Being the same property referred to as tract II of the same property conveyed to Bobby G. Taylor and wife, Frances W. Taylor, by Warranty Deed from Nancy Shelton, Trustee, dated July 6, 1973, of record in Book 4727, page 633, Register's Office, Davidson County, Tennessee; said property having since been conveyed to Thomas E. Sirmeyer and wife, Donna F. Sirmeyer, by Warranty Deed from Bobby G. Taylor and wife, Frances W. Taylor, dated December 3, 1984, of record in Book 6438, page 450, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Bobby G. Taylor and wife, Frances W. Taylor, by Warranty Deed from Nancy Shelton, Trustee, dated July 6, 1973, of record in Book 4727, page 633, Register's Office, Davidson County, Tennessee.

This is improved property known as Holt Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 4 day of April, 2006.

GWENDOLYN J. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bobby G. Taylor

Frances W. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

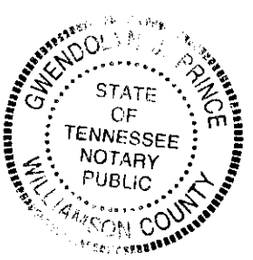
The actual consideration for this transfer is Zero Dollars ($0).

Bobby G. Taylor
Affiant
Frances W. Taylor

Sworn to and subscribed to before me, this the 6 day of April, 2006.

Gwendolyn J. Prince
Notary Public

My Commission Expires:
March 24, 2009



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Bobby G. Taylor** and **Frances W. Taylor,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2006.

Gwendolyn J. Prince
Notary Public

My Commission Expires:
March 24, 2009

