THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 05/12/06 09:42 3 pgs
Fees:17.00 Taxes:0.00
20060512-0055801

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Helen J. Powers 305 Bristol Mountain Court Antioch, TN 37013-1772	Same as New Owner	Map 9-0 Parcel P-049

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between FRANK D. HOPWOOD and wife, NANCY D. HOPWOOD, and HELEN J. POWERS, hereinafter referred to as the "GRANTORS", and HELEN J. POWERS, a single woman, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, on May 12, 2004, by Warranty Deed filed for record as instrument number 20040517-0057704, Register's Office for Davidson County, Tennessee, Donald E. Armstrong and Juanita H. Armstrong, both unmarried, conveyed to Frank D. Hopwood and wife, Nancy D. Hopwood, as to a one-half (½) undivided interest, and Helen J. Powers, as to a one-half (½) undivided interest, as tenants in common in certain real property containing 20 acres, more or less, as more specifically and particularly described in the said deed; and,

WHEREAS, the parties have agreed to divide the said 20 acre tract into two (2) parcels of land according to a survey dated November 29, 2005, by Tommy E. Walker, Registered Land Surveyor, Tennessee license number 1465; and

WHEREAS, Tract No. 1 on the said survey is to be conveyed to Helen J. Powers, a single woman, and Tract No. 2 on the said survey is to be conveyed to Frank D. Hopwood and wife, Nancy D. Hopwood, as husband and wife; and,

WHEREAS, the property conveyed to Helen J. Powers by deed filed for record as instrument number 20010806-83550, is contiguous to Tract No. 1 and the property conveyed to Francis D. Hopwood and Nancy D. Hopwood, by deed record in deed book 11291, page 316, Register's Office for Davidson County, Tennessee, is contiguous to Tract No. 2; and,

WHEREAS, Francis D. Hopwood is one and the same person as Frank D. Hopwood; and,

WHEREAS, Tract No. 1 has access onto Ridgewood Road; and,

WHEREAS, Tract No. 2 is landlocked except through the existing property of Francis D. Hopwood and wife, Nancy D. Hopwood.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRANK D. HOPWOOD and wife, NANCY D. HOPWOOD, and HELEN J.

POWERS, a single woman, the GRANTORS, have this day bargained, sold and quitclaimed unto HELEN J. POWERS, a single woman, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Tract 1

A certain tract or parcel of land in the first councilmanic district of Davidson County, Tennessee, described as Tract No. 1 on a survey dated November 29, 2005, by Tommy E. Walker, Registered Land Surveyor, Tennessee license number 1465, as follows:

Beginning at a spike in the center of Ridgewood Road, a corner to the property conveyed to Helen J. Powers by Deed filed for record as instrument number 20010806-83550, Register's Office for Davidson County, Tennessee, being the Northeast corner of this tract and the northwest corner of Powers; thence, with the line of Powers south 03 degrees 51 minutes 11 seconds west 25.09 feet to the southerly margin of Ridgewood Road; thence continuing with the line of Powers and the southerly margin of Ridgewood Road south 81 degrees 10 minutes 00 seconds east 40.15 feet to an iron pin; thence south 03 degrees 51 minutes 11 seconds west 121.42 feet to an iron pin; thence north 86 degrees, 08 minutes, 49 seconds west 40.00 feet to an iron pin; thence continuing with the line of Powers south 03 degrees 51 minutes 11 seconds west 979.93 feet to a 6' by 6' wood post, according to the property conveyed to Thomas M. Black, Trustee, by deed of record in book 4787, page 855, Register's Office for Davidson County, Tennessee; thence with a line of Black south 62 degrees 25 minutes 05 seconds west 451.73 feet to an iron pin, a corner to Tract 2; thence with the line of Tract 2 north 03 degrees 00 minutes 00 seconds east 1,016.23 feet to an iron pin in the line of the property conveyed to Francis D. Hopwood and Nancy D. Hopwood, by deed of record in book 11291, page 316, said Register's Office; thence with a line of Hopwood north 46 degrees 17 minutes 00 seconds east 213.50 feet to an iron pin; thence north 53 degrees 30 minutes 00 seconds east 300.00 feet to a PK nail in the center of Ridgewood Road; thence with the center of Ridgewood Road south 81 degrees 10 minutes 00 seconds east 28.00 feet to a point of beginning containing 10.060 acres, more or less.

Being a part of the same property conveyed to Frank D. Hopwood and wife, Nancy D. Hopwood, as to a one-half (½) undivided interest and Helen J. Powers, as to a one-half (½) undivided interest, as tenants in common by deed from Donald E. Armstrong and Juanita H. Armstrong, both unmarried, filed for record as instrument number 20040517-0057704, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 24 day of April, 2006.

Frank D. Hopwood
FRANK D. HOPWOOD

Nancy D. Hopwood
NANCY D. HOPWOOD

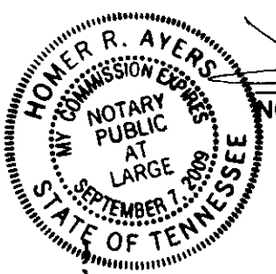
Helen J. Powers
HELEN J. POWERS

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK D. HOPWOOD and wife, NANCY D. HOPWOOD, and HELEN J. POWERS, 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 this the 24th day of April, 2006.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 24th day of April, 2006.

NOTARY PUBLIC

