Davidson County DEEDQC
Recvd: 06/23/06 14:50 3 pgs
Fees:17.00 Taxes:0.00
20060623-0075413

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **EVELYN FORD**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim the below described property to my three daughters, **NORMA FORD ARNOLD, GWEN FORD RANDLE, AND CAROL FORD WALLACE**, as joint tenants without the right of survivorship, their heirs and assigns, my entire remaining right, title and interest in and to a certain tract of land in Davidson County, Tennessee, situated in the 11th Civil District and described as follows:

Map: 061-04-0-030.00, Group _____; Parcel: _____

A tract of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee between the Gallatin Turnpike Road and the Cumberland River and being part of the A. J. McGaughey Farm, described according to a survey made by S. M. McMurray Engineering Co. in May, 1926, as follows:

Beginning at an iron pin located at the southeast corner of the present McGaughey Garden running thence N. 28 degrees 49 minutes West 178 feet to another iron pin; thence North 53 degrees 19 minutes East 29.8 feet; thence North 27 degrees 19 minutes North 402.5 feet to an iron pin and the line of a wire fence; thence with said wire fence North 64 degrees 54 minutes East 136.8 feet continuing with said wire fence North 60 degrees 26 minutes East 74 feet; thence with the same fence North 46 degrees, 6 minutes East 174 feet to a Maple tree; thence South 35 degrees 44 minutes East 166 feet; thence South 29 degrees 52 minutes East 126.1 feet; thence South 32 degrees, 20 minutes East 100 feet; thence South 32 degrees, 27 minutes East 154.5 feet to an iron pin; thence South 49 degrees 15 minutes West 200 feet; thence South 52 degrees 54 minutes West 264.4 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Emma Lee Smith, of record in Book 3647, page 93, R.O.D.C. also included in the above description but excluded therefrom is that property conveyed to Joseph 0. Corlew by deed from Earl McNabb, Trustee, of record in Book 4037, page 403, Register's Office for Davidson County, Tennessee.

(All descriptions herein are from previous deed of record)

This being part of that property conveyed to William B. Ford and Jake B. Ford by Deed of Paul G. Blankenship as of record in Book 4196, page 249 and by Jake B. Ford to Evelyn Ford, being a 1/2 undivided interest as of record in Book 7783, Page 374 in the Register's Office of Davidson County, Tennessee. Mr. William B. Ford is now deceased thus leaving Ms. Evelyn Ford the fee simple owner.

THIS DOCUMENT WAS PREPARED BY
KNOTT LAW FIRM
DONNIE W. KNOTT
ATTORNEY AT LAW
P.O. BOX 697
MILAN, TENNESSEE 38358
TELEPHONE 731-686-7158
FAX 731-686-7159

The below described property which is included in the above described property is hereby expressly excluded from this conveyance. The property being excluded was conveyed to the State of Tennessee by Warranty Deed executed on the 28th. day of January, 2002 by Evelyn Ford as recorded in Deed Book _____, Page _____in the Register's Office of Davidson County, Tennessee.

Beginning at the point of intersection of the existing north margin of SR.155 and the west boundary of the Bettina Bowers property, thence with said existing margin (1) westerly 214 feet more or less (2) northerly 20 feet more or less (3) westerly 215 feet more or less to a point; thence with the east boundary of the Metropolitan Government of Nashville and Davidson County property northerly 69 feet more or less to a point, said point being 159.77 feet right of SR.155 proposed centerline station 544+37.43; thence with the proposed north margin of said road (1) north 67 degrees, 07 minutes, 09 seconds east 75.14 feet (2) south 86 degrees, 01 minutes, 00 seconds east 204.00 feet to a point, said point being 138.32 feet right of SR.155 proposed centerline station 541+57.00; thence with the proposed northeast margin of said road south 56 degrees, 56 minutes, 52 seconds east 98.96 feet to a point, said point being 71.99 feet right of SR.155 proposed centerline station 540+83.11; thence with the proposed north margin of said road north 80 degrees, 50 minutes, 45 seconds east 104 feet more or less to a point; thence with said west boundary south 27 degrees, 38 minutes, 52 seconds east 8 feet more or less to the point of beginning, containing 0.54 acres and being part of the same property conveyed by Paul G. Blankenship to William B. Ford and Jake B. Ford as of record in book 4196, page 249 and by Jake B. Ford to Evelyn Ford, his 1/2 undivided interest as of record in book 7783, page 374, Register's Office of Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple, and all right of ingress and egress to, from and across the same and to and from abutting Lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, Tennessee Code Annotated.

Control of access begins at a point which is 138.32 feet right of SR.155 proposed centerline station 541+57.00 and continues along the proposed north margin of said road as described above to a point which is 159.77 feet right of SR.155 proposed centerline station 544+37.43.

BY THIS INSTRUMENT THE GRANTORS HEREBY CONVEY AN EASEMENT FOR THE CONSTRUCTION OF A WORKING AREA OUTSIDE OF THE PROPOSED RIGHT OF WAY LINE. THE TITLE TO THE BELOW DESCRIBED LAND REMAINS VESTED IN THE GRANTOR, AND IS TO BE USED BY THE STATE OF TENNESSEE, ITS CONTRACTORS OR ASSIGNS FOR A PERIOD OF 2 YEARS, FROM AND AFTER THE COMMENCEMENT OF CONSTRUCTION.

Beginning at the point of intersection of the proposed north margin of SR.155 and the west boundary of said Bowers property, said point of intersection being 72 feet more or less right of SR.155 proposed centerline station 539+78 more or less; thence with said proposed north margin south 80 degrees, 50 minutes, 45 seconds west 104 feet more or less to a point,

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said point being 71.99 feet right of SR.155 proposed centerline station 540+83.11; thence with the proposed northeast margin of said road north 56 degrees, 56 minutes, 52 seconds west 14 feet more or less to a point; thence with the proposed margin of the herein described working area easterly 111 feet more or less to a point; thence with said west boundary south 27 degrees, 38 minutes, 52 seconds east 10 feet more or less to the point of beginning, containing 1094 square feet.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of May, 2006.

Evelyn N. Ford
EVELYN FORD

STATE OF TENNESSEE
COUNTY OF GIBSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, EVELYN FORD, WITHIN NAMED BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHOSE IDENTITY HAS BEEN PROVEN TO ME BY SATISFACTORY EVIDENCE) AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN, AND THAT THE ACT OF EXECUTION WAS OF HER OWN FREE WILL AND DEED.

WITNESS MY HAND AND NOTARAL SEAL AT OFFICE THIS THE 24th DAY OF May, 2006.

Gloria Knott
NOTARY PUBLIC

GLORIA KNOTT NOTARY PUBLIC AT LARGE GIBSON CO. TENN.

MY COMMISSION EXPIRES: 1-14-2007

STATE OF TENNESSEE
COUNTY OF GIBSON

I, OR WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS $ -0-. WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

Evelyn N. Ford
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF May 2006.

Gloria Knott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-14-2007

GLORIA KNOTT NOTARY PUBLIC AT LARGE GIBSON CO. TENN.

OWNER:
EVELYN FORD
129 CASH ST
BRADFORD, TN 38316

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

(DEED PREPARED WITHOUT TITLE OPINION OR SURVEY)

THIS DOCUMENT WAS PREPARED BY
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