This Instrument Prepared By:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P.O. Box 198066
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 08/02/06 11:00 3 pgs
Fees:18.00 Taxes:222.00
20060802-0093884

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Ernest R. Jones & Sandra B. Jones 7510 Whites Creek Pike Nashville, TN 37080	Ernest R. Jones & Sandra B. Jones 7510 Whites Creek Pike Nashville, TN 37080	015-00-0 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, the performance of all of the terms, provisions and conditions of that certain Agreement by and between Evelyn Cooper Jones (herein "Grantor") and Ernest R. Jones and wife, Sandra Bracy Jones, jointly (herein "Grantees"), and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor does hereby assign, grant, transfer, and convey unto Ernest R. Jones and Sandra Bracy Jones the following described premises with all of the hereditaments and appurtenances thereto appertaining, the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being a portion of the J.T. Cooper Land, the same being located in the 14th Civil District and more particularly described by metes and bounds as follows:

Starting at a point in the center of Springfield Road and in line with the center of Morgan Road and running thence N. 20 degrees 40' W. 234 feet to a point in the center of Springfield Road being H. Cooper's N.W. corner and the point of beginning thence N. 27 degrees 30' W. 290 feet to a point in the center of Springfield Road, thence N. 81 degrees E. 207 feet to a point, thence S. 33 degrees 30' E. 76.5 feet to a point, thence S. 86 degrees 10' E. 957 feet to a point, thence S. 2 degrees 30' W. 464 feet to a point in the center of Morgan Road, thence with center of Morgan Road N. 86 degrees 10' W. 738 feet to a point in the center of Morgan Road (the same being H. Cooper's S.E. corner), thence N. 3 degrees 45' W. 207.5 feet to a sassafras tree the same being H. Cooper's N.E. corner, thence N. 86 degrees W. 276 feet to a point in the center of Springfield Road the same being the point of beginning. The same containing 10 acres more or less.

Being the same property conveyed to Ernest A. Jones and Evelyn Cooper Jones, by deed, from Rosa Bell Cooper and J. T. Cooper as of recorded in Book 4423, page 279, Register's office for Davidson County, Tennessee.
The said Ernest A. Jones is now deceased.

Included within the above description but excluded from this conveyance is that portion of the above described tract conveyed to Ernest R. Jones and Sandra Layne Bracy Jones by Jimmy R. Jones and Lily Ann Jones of record in Book 4423, page 279 in the Davidson County Register's Office and further described below:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Richard B. Omohundro, Surveyor, dated March 28, 1963, revised June 8, 1963, as follows:

BEGINNING at an iron pin in the centerline of Old Springfield Road, at the northwest corner of the tract of one acre more or less, being conveyed to Hawley Cooper, by deed from J.T. Cooper, as of record in Book 621, page 689; thence along the

centerline of said road, north 27 deg. 30' west 290 feet to an iron pin; thence leaving said Pike, north 81 deg. east 207 feet to an iron pin in the northwest corner of the lands of Rosa Cooper, thence along her line as follows: south 33 deg. 30' east 76.5 feet to an iron pin; thence south 86 deg. 10' east 152.6 feet to an iron pin, Jones' new line; thence with Jones' new line, south 3 deg. 45' east 244.3 feet to a sassafras tree; being the northeast corner of the Hawley Cooper tract above referred to; thence with his north line, north 86 deg. west 276 feet to the point of beginning, containing 1.4 acres more or less. This property is improved and known as Whites Creek Pike.

Being the same property conveyed to Jimmy R. Jones and wife, Lily Ann Jones, by deed from Ernest A. Jones and wife, Evelyn Cooper Jones as of record in Book 106, page 12, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration or value, which ever is greater, with respect to this conveyance is $60,000.

Evelyn Cooper Jones

SUBSCRIBED AND SWORN TO before me this 16th day of May, 1996.

Faye S. Ford
NOTARY PUBLIC

My Commission Expires:
11/27/96

This is improved property located at 3124 Morgan Road, Joelton, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16th day of May, 1996.

Evelyn Cooper Jones
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Evelyn Cooper Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of May 1996.

NOTARY PUBLIC

My Commission Expires:
11/27/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ernest R. Jones and Sandra Bracy Jones, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this _____ day of _____ 1996.

NOTARY PUBLIC

My Commission Expires:

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