Davidson County DEEDQC
Recvd: 09/15/06 09:19 3 pg
Fees:17.00 Taxes:0.00
20060915-0114384

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Mary T. Payne
302 Old Lebanon Dirt Road
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 86-00-0
Group
Parcel 209.00

QUITCLAIM DEED RETAINING LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Mary T. Payne, a widow*** hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Edward Lee Payne, Jr., Carl Payne, Phyllis Payne Denny, David Payne and Patricia Payne Wolfenbarger***, hereinafter called the Grantees, their heirs and assigns, all of our right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described hereinbelow, ***subject however to a life estate herein retained by the Grantor and the survivor during the term of her natural life, as below recited:***

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Dodson Chapel Road, formerly Old Lebanon Dirt Road, at the northwest corner of the property conveyed to Homer R. Dehoney, by deed from Torrey Wesley Dodson of record in Book 3070, page 628, Register's Office for said County; thence with Dehoney's west line, south 7 degrees 05 minutes west 912.5 feet, more or less, to Dehoney's southwest corner; thence with Dehoney's south or rear line, south 76 degrees 29 minutes east 149.8 feet to a point; thence continuing with his south line, as set forth in deed

of record in Book 2750, page 621, said Register's Office; south 76 degrees 40 minutes east 320 feet to a point in the center of Stoner Creek; thence with the center of said Creek, the following courses and distances; South 7 degrees 05 minutes west 69 feet more or less, south 12 degrees west 215 feet; south 66 1/4 degrees west 520 feet; north 87 ½ degrees west 110 feet; north 45 ½ degrees west 530 feet to the mouth of Carr Branch; the southeast corner of the property conveyed to Miller G. Kimbrough, Trustee, of record in Book 2880, page 276, said Register's Office; thence with Kimbrough's east line and the center of Carr's Branch, the following courses and distance; north 32 degrees east 100 feet; north 15 degrees west 60 feet; north 8 degrees east 90 feet; south 76 degrees east 50 feet; north 38 degrees east 150 feet; south 84 degrees east 80 feet; north 16 degrees 30 minutes east 100 feet; south 70 degrees east 35 feet; north 27 degrees east 80 feet; north 8 degrees 30 minutes east 835 feet to a point in the center line of Dodson Chapel Road on the bridge in said road over Carr Branch, the northeast corner of said Kimbrough tract; thence with the center line of said Road, south 73 degrees east 485.5 feet, more or less to the point of beginning, containing by estimate 17 acres, more or less.

Being a part of the same property conveyed to Edward L. Payne and wife, Mary T. Payne by deeds as of record in Book 3846, page 980 and Book 4283, page 740, Register's Office for Davidson County, Tennessee. The said Edward L. Payne has since died.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are those certain tracts or parcels and easements previously conveyed by Grantor et vir, as follows: Book 5077, page 672; Book 5157, page 66; Book 5609, page 632; Book 5780, page 430 and Book 7975, page 122, Register's Office for Davidson County, Tennessee.

The remaining tract is known as 302 Old Lebanon Dirt Road, Hermitage, Tennessee 37076, and contains by estimation 1.93, acres more or less.

The Grantor herein, Mary T. Payne, does hereby reserve and retain for herself, during the term of her life, the exclusive right to use, occupy, hold, possess, and enjoy, severally and jointly to herself, the said premises and all of the rents, issues, and profits accruing out of the said premises hereinabove conveyed, so long as she may live.

This conveyance is further made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises.

This instrument was prepared without title search or title abstract, none having been requested, from documents and information provided by the Grantor(s), the Grantee(s), or both. The preparer makes no warranty, and assumes no liability, for any possible facts, conditions or other information which might be revealed by a title examination.

Witness our hands this the 7th day of September, 2006.

Mary T. Payne

Mary T. Payne

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Mary T. Payne***, the 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 7th day of September, 2006.

Patricia M. Gwin

NOTARY PUBLIC

My Commission Expires: November 23, 2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Patricia A. Wolfenbarger

AFFIANT

Subscribed and sworn to before me
this 7th day of September, 2006.

Patricia M. Gwin

NOTARY PUBLIC
My Commission Expires: November 23, 2008