PICK-UP

Davidson County DEEDQC
Recvd: 01/23/07 11:39 3 pgs
Fees:17.00 Taxes:0.00
20070123-0009234

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 136816
Rec'd: 15.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 17.00
Instrument #: 90973
Recorded
7/31/2006 at 9:00 AM
in Record Book
209
Pgs 828-830

This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Shelley Spencer Jones
P.O. Box 574
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP & PARCEL:
016-00-0-266.00

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **Byron Scott Jones**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **Shelley Spencer Jones**, hereinafter called Grantee, her heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in the 3rd Civil District of **Davidson** County, Tennessee, described as follows:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer and wife, in Deed Book 9890, Page 370, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tn. Lic. No. 1465 dated 12/06/04 as follows:

BEGINNING at an existing iron pin, said pin being located S 44° 07' 05" W., 644.44' from the most northeast corner of Samuel Spencer in (DB 9685, Page 534, RODCT), also known as Map 10, Pcl. 79 TAODCT; Thence S. 44° 06' 52" W., 1044.12' passing an existing iron pin at 746.72' to an existing iron pin; thence N. 80° 42' 35" W., 255.35' to a set iron pin; Thence N. 08° 38' 25" E., 543.33' to an existing iron pin; Thence S. 78° 27' 29" E., 101.50' to an existing iron pin; Thence N. 66° 38' 20" E., 272.22' to an existing iron pin; Thence N. 36° 44' 11" E., 411.82' to an existing iron pin; Thence S. 50° 44' 24" E., 389.40' to the point of beginning, **containing 9.759 acres**.

THE above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northwest corner of Samuel Spencer in (DB9685, page 534 RODCT); Thence with said margin S. 60° 29' 04" E., 51.65'; Thence now leaving said margin S. 15° 00' 54" W., 212.57'; Thence S. 66° 09' 28" W., 307.34'; Thence S. 37° 49' 07" W., 109.67'; Thence N. 50° 44' 24" W., 50.08' to an existing iron pin; Thence N. 37° 49' 07" E., 121.04' to an existing iron pin; Thence N. 66° 09' 28" E., 296.04' to an existing concrete monument; Thence N. 15° 00' 54" E., 201.58 to the point of beginning.

THE above described tract is subject to a 50' Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin, said pin being the most northeast corner of tract described above; thence S. 44° 06' 52" W., 1044.12' to an existing iron pin; Thence N. 80° 42' 35" W., 255.35' to an existing iron pin; Thence N. 08° 38' 25" E., 50.00'; Thence S. 80° 42' 35" E., 229.79'; Thence N. 44° 06' 52" E., 1013.75'; Thence S. 50° 44' 24" E., 50.00' to the point of beginning.

THE above described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

THE owners, Shelley Spencer Jones and Byron Scott Jones, or any future owners of the property described herein, known as Section 1, grant a permanent, transferable "right of use" of the easement for the property defined in this deed for ingress, egress and private utilities to the current owners of the adjacent property, Samuel L. Spencer and Sophia Spencer, or any future owners of said property.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the property owned by Shannah Matherley and Frankie Matherley, known as Section 2, for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the adjacent property owned by Samuel L. Spencer and Sophia Spencer for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

BEING the same property conveyed to Shelley Spencer Jones and husband, Byron Scott Jones, by quitclaim deed from Samuel L. Spencer, and wife, Sophia K. Spencer, of record in Instrument No. 20050411-0039244, Register's Office for Davidson County, Tennessee.

THIS description is the same as the previous deed of record.

THIS is unimproved property known as 3112 Ivy Point Road, Goodlettsville, TN 37072-9117.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 26th day of July, 2006.

Byron Scott Jones

BYRON SCOTT JONES

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STATE OF TENNESSEE
COUNTY OF Cheatham

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

Witness my hand and official seal at Ashland City, Tennessee, this 26th day of July, 2006.

Notary Public

My Commission Expires: 1/26/08

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STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2006.

Notary Public

My Commission Expires: 1/26/08