Prepared By:
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Davidson County DEEDQC
Recvd: 01/26/07 14:39 2 pgs
Fees:12.00 Taxes:0.00
20070126-0011103

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in good consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations not necessary to be herein mentioned, the receipt all of which is hereby acknowledged **LILLIAN C. STARKS** does hereby sell, transfer, convey and quitclaim all its right, title and interest unto **CHARLES H. CONATSER** in and to the following:

Land in the Forth Civil District of Davidson County, Tennessee according to a survey by John D. McCormick, Surveyor dated October 13, 1973 and described as follows:

Beginning at a point in the southeasterly margin of Claudia Drive at a point where said Drive intersects with the northeasterly corner of the tract herein conveyed, thence South 40 deg. 44' E. 43.6 feet to an iron pin, thence S. 40 deg. 44' E. 368.4 feet to a monument on the southeasterly corner of the tract herein conveyed, thence S. 35 deg. 09' West 677.6 feet to an iron pin corner to an 11.5 acre tract described on the above survey and of record in Book 4761, page 634, Register's Office for Davidson County; thence with the line of said tract N. 34 deg. 09' West 433.7 feet to an iron pin; thence N. 34 deg. 09' West 25.7 feet to a point in the center of Claudia Drive as described in Book 4763, page 743 Register's Office for Davidson County; thence with the center of Claudia Drive N. 41 deg. 56' W. 609.5 feet to the point of beginning, and containing 5.58 acres more or less, according to the aforementioned survey.

Being part of the same property conveyed to James C. Bowen and wife, Bonnie J. Bowen, by deed from Martin R. Jones and wife, Christine S. Jones of record in Book 3163, page 321, Register's Office for Davidson County, Tennessee. Bonnie J. Bowen is now deceased.

Included in the above description but specifically excluded from the property herein conveyed is that right of way easement conveyed to Crandall in Book 4763, page 743, Register's Office for Davidson County and described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to an 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also being the northwest corner of the within described land; thence North 40 degrees 44 minutes West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally south with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 degrees 05 minutes East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 degrees 56 minutes West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John. L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46° 28' East 25.03 feet to a point; thence South 34° 09'

East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41° 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26° 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

Previous and last conveyance being the Warranty Deed from James C. Bowen, a widower, unto Lillian C. Starks, dated June 5, 1985 and recorded June 5, 1985 in Deed Book 6574, Page 464 of the Register's Office for Davidson County, Tennessee.

Being assessed on Tax Map 44 Parcel 10.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Taxes herein after should be sent to grantee (s) herein at Lillian C. P.O. Box 583, Jamestown, Tn. 38556.

WITNESS my hands this the 26th day of January, 2007.

Lillian C. Starks

LILLIAN C. STARKS

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, a Notary Public, personally appeared LILLIAN C. STARKS the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office in Jamestown Tennessee this the 26 day of Jan, 2007.

Kay Rains

NOTARY PUBLIC

My Commission Expires:

_____

VIRGINIA KAYE RAINS
Notary Public, Fentress Co., TN
My Comm. Expires Dec. 21, 2009

VIRGINIA KAYE RAINS NOTARY PUBLIC STATE OF TENNESSEE FENTRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Jan 20 07

Deputy Register