Prepared By:
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Davidson County DEEDQC
Recvd: 02/13/07 12:53 2 pgs
Fees:12.00 Taxes:0.00
20070213-0018344

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 **STEVEN M. CONATSER** and **CHARLES H. CONATSER, as tenants in common, with joint right of use and perpetual easement to run with the land,** does hereby sell, transfer, convey and quitclaim all their right, title and interest, Land in the Fourth Civil District of Davidson County, Tennessee, used as an easement to **LILLIAN C. STARKS** which is described as follows:

TRACT III

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and a 12.1 acre tract and 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° 44' 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° 05' 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° 56' 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 he 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 18.20 feet to the point of beginning.

Being the same property conveyed to Lillian C. Starks and Steven M.Conatser of record in Book 6490, Page 562, of the Register's Office for Davidson County, Tennessee.

Previous and last conveyance being the Quitclaim Deed from Lillian C. Starks unto Steven M.Conatser and Charles H. Conatser, as tenants in common, with joint right of use and perpetual easement to run with the land, dated January 26, 2007 and recorded as Instrument # 20070126-0011102 of the Register's Office of Davidson County, Tennessee.

Being assessed on Tax Map 44, Parcel 30.00 of the Tax Assessor's Office of Davidson County, Tennessee.

NEW OWNER / Taxes herein after should be sent to grantee (s) herein at 914 Highland Circle Madison, TN 37115.

WITNESS our hands this the 1st day of February, 2007.

STEVEN M. CONATSER

CHARLES H. CONATSER

STATE OF TENNESSEE
COUNTY OF Fentress

Before me, a Notary Public, personally appeared **STEVEN M. CONATSER** and **CHARLES H. CONATSER, as tenants in common, with joint right of use and perpetual easement to run with the land,** the within named bargainer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office in Jamestown, Tennessee this the 1st day of February, 2007.

NOTARY PUBLIC

My Commission Expires:
5-13-09

JENNIFER SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
FENTRESS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.—

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Feb 20 07

Deputy Register