THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTO
ASHLAND CITY, TENNESSEE

Davidson County DEEDQC
Recvd: 02/14/07 11:17 2 pg
Fees:12.00 Taxes:0.00
20070214-0018741

PICK-UP

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
ANGELA MICHELLE LOFTIS	SAME	Map 100, Parcels 1, 2, and 3
8309 Old Pond Creek Road		
Pegram, TN 37143		

FOR AND IN CONSIDERATION of the sum of **TEN DOLLAR ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, We, **ANGELA MICHELLE LOFTIS and SANDRA LOFTIS PEACH,** by these presents do hereby quitclaim and convey thereby transferring the Grantor's interest in the herein described real property unto **ANGELA MICHELLE LOFTIS,** Her successors and assigns, all of our right, title and interest in and to the following described tract of land:

Tract 1:

In the 8th Civil District of Davidson County, Tennessee, on west side of Old Pond Creek Road, surveyed as follows by S. H. Hutchison, September 23, 1953:

BEGINNING at a skalley bark hickory in west edge of Old Pond Creek Road; thence with said road and its meanders, south 9 degrees west 12.5 poles to a stake in said road; thence, north 88 degrees West 2.8 poles to a small white oak in the east line of Olive Adams' 12.5 acre tract; thence with same North 1 degrees West 12.5 poles to a dogwood and stone pile in the south line of the Arthur Williams' 40 acre tract; thence with the south line of same 88 degrees East, 31 poles to a point of beginning and containing 2 1/4 acres, more or less.

Being the same property conveyed to Earl C. Loftis, Jr., by deed of record at Book 4161, Page 601, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING a tract of land shown on Property Map 100 Assessor's office, bounded in general by Old Pond Creek Road on the east, a second 5.7 acres Earl Loftis, Jr., tract on the south, Charles Hall and Walter White on the west, and a 2 acre Earl Loftis, Jr., tract on the north, more particularly described as follows:

BEGINNING at an existing iron pin on the west side of Old Pond Creek Road, said pin being the southeast corner of a 2 acre Earl Lofts tract (Ref. Deed Book 4161, Page 601, R.O.D.C.); thence South 88 degrees 00 minutes 00 seconds East 2.07 feet to an iron pin on the west margin of Old Pond Creek Road; thence with said margin and a curve to the left having the following characteristics:

delta = 31 degrees 56 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 06 degrees 30 minutes 51 seconds East 171.85 feet to a point; thence South 22 degrees 28 minutes 51 seconds East 124.75 feet to a point; thence with a curve to the left having the following characteristics:

delta - 07 degrees 33 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 26 degrees 15 minutes 34 seconds East 130.43 feet to an iron pin, the northeast corner of a second Earl Loftis 5.7 acres tract; thence leaving the road and with a new line South 71 degrees 08 minutes 59 seconds West 587.50 feet to an iron pin in Charles Hall's east line (Ref. Deed Book 128, Page 438, R. O. Cheatham County); thence with the east line first of Hall, then of Walter White, North 00 degrees 54 minutes 13 seconds West passing an existing iron pipe at 193.11 feet, in all 608.26 feet to an existing pin at an iron stake and blazed 6 inch persimmon, said pin being the southwest corner of the aforementioned 2 acre Loftis tract; thence leaving White and with the south line of said 2 acre tract South 88 degrees 00 minutes 00 seconds East 438.88 feet to the point of beginning, containing 5.72 acres, more or less, and being a part of Deed Book 8260, Page 499, Register's Office, according to a survey dated 11/14/91 by Randolph L. Chapdelaine, R.L.S. $1444 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Earl Loftis, Jr., by deed or record dated August 20, 2001 at instrument number 20010820-0089734, Register's Office for Davidson County, Tennessee.

TRACT 3:

BEING a tract of land shown on Property Map 100, Assessor's Office, bounded in general by Old Pond Creek Road on the east, Clara Loftis on the south, Charles Hall on the west, and a second 5.7 acres East Lofts, Jr., tract on the north, more particularly described as follows:

BEGINNING at an iron pin on the west margin of Old Pond Creek Road, said pin being located in the north line of Clara Loftis (Ref. Deed Book 3186, Page 459, R.O.D.C.), and said pin being located South 78 degrees 00 minutes 00 seconds West 2.47 feet from an existing iron pin, Clara Loftis' northeast corner; thence leaving the road and with Clara Loftis' north line crossing a drain, South 78 degrees 00 minutes 00 seconds West 82832 feet to an iron pin on the east side of a marked beech, said pin being located North 78 degrees 14 minutes 35 seconds East 39.87 feet from an existing iron pin and iron stake; thence leaving Clara Loftis and with Charles Hall's east line (Ref. Deed Book 128, Page 438, R. O. Cheatham Co.), re-crossing the drain, North 00 degrees 54 minutes 13 seconds West 321.09 feet to an iron pin; thence leaving Hall and with a new line North 71 degrees 08 minutes 59 seconds East 587.50 feet to an iron pin on the west margin of Old Pond Creek Road; thence with the margin of said road and a curve to the left having the following characteristics;

delta = 13 degrees 34 minutes 59 seconds; radius = 989.61 feet; arc = 234.61 feet; tangent = 117.84 feet; chord = South 36 degrees 49 minutes 46 seconds East 234.06 feet to a point; thence South 43 degrees 37 minutes 16 seconds East 121.77 feet to a point; thence with a curve to the right having the following characteristics:

delta = 29 degrees 16 minutes 52 seconds; radius = 142.82 feet; arc = 72.99 feet; tangent = 37.31 feet; chord = South 28 degrees 58 minutes 50 seconds East 72.20 feet to the point of beginning, containing 5.72 acres, more or less, and being all the remainder of Deed Book 8260, Page 499, which lies west of Old Pond Creek Road, Register's Office, according to a survey dated 11/14/1991 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Earl Loftis, Jr., by deed dated August 20, 2001, and instrument number 20010820-008975, Register's Office for Davidson County, Tennessee.

Earl Loftis now being deceased and survived by his daughters Angela Michelle Loftis and Sandra Loftis Peach.
See Cheatham County Chancery Court Docket # P-1593

Grantee agrees to pay and hold Grantor harmless with regard to any indebtedness owed on the property herein conveyed.

WITNESS our hands this the 13 day of February, 2007.

Angela M. Loftis
ANGELA MICHELLE LOFTIS

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **ANGELA MICHELLE LOFTIS,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this the 13 day of February, 2007.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 10/16/07

Sandra Loftis-Peach
SANDRA LOFTIS PEACH

DARLENE R. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **SANDRA LOFTIS PEACH,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this the 14 day of February, 2007.

NOTARY PUBLIC Darlene R. Parker
My commission expires: Sept 30, 2010

STATE OF TENNESSEE)
COUNTY OF Cheatham)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Angela M. Loftis
AFFIANT

Sworn to and subscribed before me on this the 13 day of February, 2007.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 10/16/07