Davidson County DEEDQC
Recvd: 09/04/07 07:48 4 pgs
Fees:22.00 Taxes:0.00

20070904-0105323

**THIS INSTRUMENT PREPARED BY:**
**JANICE STANLEY WALDEN**
**ATTORNEY AT LAW**
**P. O. BOX 121541**
**ACKLEN STATION**
**NASHVILLE, TN 37212**

**ADDRESS NEW OWNER: SHEREE H. ALLEN**
**8694b Haselton Road**
**Nashville, TN 37221**

**Send Tax Bills to:** Sheree H. Allen
8692 Haselton Rd
Nash TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Sheree Allen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF Aug 2007
Judy Johnson
Deputy Register

**MAP AND PARCEL:** **169 40-P-O** **169 139**

# QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of SHEREE HASELTON ALLEN v. CAROLL WAYNE ALLEN, Docket No. 07D-1387, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, CAROLL WAYNE ALLEN, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto SHEREE HASELTON ALLEN, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

BEING a certain tract or parcel of land lying and being situated in Davidson County, Tennessee, bounded in general by Haselton Road on the East, Suzanne H. Haselton remainder and Wilfred E. Haselton Family Trust on the South, Gregory Alan Smith on the West, J.H. Johnson and Tract 6 of Haselton Subdivision Section 2 on the North, and being more particularly described as follows, to-wit:

BEGINNING as a existing concrete monument on the West margin of Haselton Road (25' from center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C); THENCE LEAVING Lot 6 and with the West margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to an iron pin set; thence with a new line, South 71 degrees 00 minutes 16 seconds West

602.79 feet to an iron pin set; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to an iron pin set in the East line of Wilfred E. Haselton Family Trust (Ref. Deed Book 11443 Page 912 R.O.D.C.); THENCE WITH Haselton's East line, South 02 degrees 43 minutes 19 seconds West 174.68 feet to an existing iron pin, the Northeast corner of Wilfred E. Haselton Family Trust second tract (Ref. Deed Book 11443 Page 909 R.O.D.C.); THENCE WITH Haselton Family Trust second tract, South 85 degrees 42 minutes 46 seconds West 597.24 feet to an existing iron pin; thence North 01 degree 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85284 R.O.D.C.) at 179.11 feet in all 429.11 feet to an existing iron pin in the South line of J.H. Johnson (Ref. Deed Book 2492 Page 610 R.O.D.C.) thence leaving Smith and with Johnson's South line, South 87 degrees 20 minutes 17 seconds East 484.39 feet to an existing iron pin in the West line of the aforementioned Lot 6 of the Haselton Subdivision; thence leaving Johnson and with the West line of Lot 6, South 06 degrees 10 minutes 00 seconds West 145.97 feet to an existing concrete monument, Lot 6's Southwest corner; thence with Lot 6's South lines, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning, containing 6.15 acres, more or less, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, and dated February 11, 3003.

The above tract is subject to all easements, restrictions, covenants of record and to the finding of a title report.

In favor of the above tract is a non-exclusive 50' ingress-egress easement running from Haselton Road through the South boundary of Lot 6 of the Haselton Subdivision Section 2 to the East line of the above trace and then also being subject to a 50' none-exclusive ingress-egress and utility easement running through the center of the above tract described as follows:

BEGINNING at an existing concrete monument, the beginning of a 50' ingress-egress easement in favor of the above tract on the West margin of Haselton Road (25' from the center), the Southeast corner of Lot 6 of Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Haselton Road and with the South line of Lot 6, South 71 degrees 00 minutes 16 seconds West 535.19 feet to an existing concrete monument; the Southwest corner of Lot 6:; thence continuing with a 50' ingress-egress & utility easement and running through and being subject to the above trace, South 86 degrees 16 minute 36 seconds West 98.37 feet to a point; thence South 65 degrees 24 minutes 01 seconds West 201.31 feet to a point; thence South 73 degrees 01 minute 03 seconds West 79.73 feet

to a point; thence South 83 degrees 39 minutes 28 seconds West 84.68 feet to a point; thence North 85 degrees 54 minutes 25 seconds West 35.56 feet to a point; thence North 01 degrees 47 minutes 06 seconds East passing the Southeast iron pin corner of Gregory Alan Smith (Ref. Deed Book 20020716 Page 85484 R.O.D.C) AT 37.57 feet in all 50.04 feet to a point in Smith's East line; thence leaving Smith and with the North line of the above ingress-egress and utility easement, South 85 degrees 54 minutes 25 seconds East 33.16 feet to a point; thence North 83 degrees 59 minutes 28 seconds East 75.46 feet to a point, thence North 73 degrees 01 minute 03 seconds East 71.60 feet to a point; thence North 65 degrees 24 minutes 01 second East 207.20 feet to a point; thence North 86 degrees 16 minutes 36 seconds East 116.30 feet to an existing iron pin in the West line of the aforementioned Lot 6 thence in favor of the above tract with the 50; ingress-egress easement, North 86 degrees 16 minutes 36 seconds East 537.13 feet to a point; thence North 71 degrees 00 minutes 16 seconds East 467.59 feet to a concrete monument on the West margin of Haselton Road; thence with Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.79 feet to the point of beginning.

In favor of the Wilfred E. Haselton Family Trust and Claude Smith, et al is a 50' non-exclusive utility easement running from Haselton Road to an existing 50; ingress-egress and utility easement running through the above tract, more particularly described as follows:

BEGINNING at a concrete monument on the West margin of Haselton Road, the Southeast corner of Lot 6 of the Haselton Subdivision Section 2 (Ref. Plat Book 6050 Page 554 R.O.D.C.); thence leaving Lot 6 and with the South margin of Haselton Road, South 69 degrees 36 minutes 31 seconds East 78.80 feet to a point; thence leaving Haselton Road, South 71 degrees 00 minutes 16 seconds West 602.79 feet to a point; thence South 86 degrees 16 minutes 36 seconds West 439.94 feet to a point in the East line of the above trace; thence South 86 degrees 16 minutes 36 seconds West 178.79 feet to a point; thence North 06 degrees 10 minutes 00 seconds East 50.75 feet to a point in the South line of an existing 50' ingress-egress & utility easement; thence with the South line of said existing easement, North 86 degrees 16 minutes 36 seconds East 50.94 feet to an existing concrete monument, the Southwest corner of the aforementioned Lot 6 of Haselton Subdivision; thence with the South line of Lot 6, North 86 degrees 16 minutes 36 seconds East 552.55 feet to an existing concrete monument; thence North 71 degrees 00 minutes 16 seconds East 535.19 feet to the point of beginning according to a survey by Randolph L. Chapdeliane. R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37060 on January 29, 2003.

RESTRICTION: The 50; easement strip running from Haselton Road to the subject property shall not be utilized for a road but for utility purposes

only. Not trees shall be cut from said property except those necessary for place utilities on the property.

This is the same description as in the previous deed of record.

Being the same property conveyed to Carroll W. Allen and Wife, Sheree H. Allen, by deed from Suzanne Haselton of record in Instrument No. 20050218-0018539, Register's Office of Davidson County, Tennessee

This is improved property, known as 8694B Haselton Road, Nashville, Tennessee 37221.

IN TESTIMONY WHEREOF I have executed this instrument this the 27 day of August, 2007.

**CARROLL WAYNE ALLEN**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CARROLL WAYNE ALLEN, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 27 day of August, 2007.

**NOTARY PUBLIC**

My Commission Expires: 11.20.2010

***This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.***

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 11-20-2010