Davidson County DEEDQC
Recvd: 11/01/07 16:14 4 pg:
Fees:22.00 Taxes:0.00
20071101-0129186

26 B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Wayne Harkreader 6516 Whitemore Road Antioch, TN 37013	New Owner	Map 182 Parcel 46.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, I, Jewell C. Chadwell (hereinafter referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto Wayne Harkreader (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

See attached Exhibit A which is incorporated herein by this reference.

Being part of the same property conveyed to Estelle Bond Angus and Wayne Harkreader by deed from Charles E. Bonds, et al of record in Book 6575, Page 658, Register's Office for Davidson County, Tennessee. Estate Bonds Angus is deceased and her sole heir at law is Jewell C. Chadwell pursuant to the Affidavit of Heirship of record in the instrument of record in Instrument 20070420-0047558, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly located on Whittemore Lane, Antioch, Tennessee 37013.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 31st day of October, 2007.
(
(
(
(My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009
(

James Andrew Baker
Affiant

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 24th day of October, 2007.

Jewell C. Chadwell
JEWELL C. CHADWELL

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of October, in the year 2007, before me Robert John Notestine, personally appeared Jewell Chadwell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

Notary Public

MY COMMISSION EXPIRES. September 19, 2009

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY DESCRIPTION
TRACT A

A TRACT OF LAND IN THE THIRTY-FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE WESTERLY RIGHT-OF-WAY LINE OF WHITTEMORE LANE, A 50-FOOT RIGHT-OF-WAY, AT THE MOST NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO RICHARD RIGALI ETUX AS OF RECORD IN INSTRUMENT NO. 20070420-0047558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE NORTHERLY PROPERTY LINES OF SAID RIGALI, NORTH 87 DEGREES 12 MINUTES 16 SECONDS WEST, 412.55 FEET TO AN IRON ROD (OLD); THENCE,
2. NORTH 18 DEGREES 30 MINUTES 47 SECONDS EAST, 182.00 FEET TO AN IRON ROD (OLD); THENCE,
3. NORTH 02 DEGREES 34 MINUTES 03 SECONDS EAST, 44.64 FEET TO AN IRON ROD (OLD); THENCE,
4. NORTH 80 DEGREES 41 MINUTES 44 SECONDS WEST, 208.94 FEET TO AN IRON ROD (OLD); THENCE,
5. SOUTH 02 DEGREES 19 MINUTES 45 SECONDS WEST, 336.33 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CARI LEIGH LANDERS AS OF RECORD IN INSTRUMENT NO. 20040122-0008388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
6. WITH SAID NORTHERLY PROPERTY LINE, IN PART, NORTH 87 DEGREES 00 MINUTES 49 SECONDS WEST, 868.55 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO HOWARD PENCE ET AL. AS OF RECORD IN INSTRUMENT NO. 20060814-0100053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE EASTERLY PROPERTY LINE OF SAID PENCE, IN PART, NORTH 03 DEGREES 23 MINUTES 32 SECONDS EAST, 801.12 FEET TO AN EXISTING FENCE POST AT THE MOST SOUTHERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO THOMAS J. POWELL ETUX AS OF RECORD IN DEED BOOK 7507, PAGE 917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
8. WITH SAID SOUTHERLY PROPERTY LINE OF POWELL AND THE SOUTHERLY PROPERTY LINES OF MARY G. LUFFMAN AND ELIZABETH K. HARPER (DEED BOOK 11744, PAGE 457, R.O.D.C., TN.) AND RODNEY L BATES ETUX (DEED BOOK 5902, PAGE 298, R.O.D.C., TN.), SOUTH 87 DEGREES 57 MINUTES 23 SECONDS EAST, 446.18 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL W. HARKREADER ETUX AS OF RECORD IN DEED BOOK 10190, PAGE 398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
9. WITH THE PROPERTY LINE OF SAID HARKREADER, SOUTH 01 DEGREES 56 MINUTES 54 SECONDS WEST, 596.03 FEET TO AN IRON ROD (OLD); THENCE,
10. SOUTH 87 DEGREES 59 MINUTES 49 SECONDS EAST, 214.82 FEET TO AN IRON ROD (OLD); THENCE,
11. NORTH 01 DEGREES 56 MINUTES 08 SECONDS EAST, 329.65 FEET TO AN IRON ROD (OLD); THENCE,
12. SOUTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 332.93 FEET TO AN IRON ROD (OLD) IN THE WESTERLY PROPERTY LINE OF LOT NO. 1 ON THE PLAN OF WAYNE HARKREADER SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
13. WITH SAID WESTERLY PROPERTY LINE, SOUTH 02 DEGREES 36 MINUTES 08 SECONDS WEST, 129.57 FEET TO AN IRON ROD (OLD); THENCE,

14. SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST, 435.95 FEET TO AN IRON ROD (OLD) ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WHITTEMORE LANE, THENCE,
15. WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 43 MINUTES 01 SECONDS WEST, 339.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 681,906 SQUARE FEET OR 15.654 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

The property description was particularly described according to a survey prepared by James Terry & Associates, dated October 1, 2007, Job Number 2007-109.