Davidson County DEEDQC
Recvd: 06/27/08 13:12 4 pgs
Fees:22.00 Taxes:0.00
20080627-0066611

Prepared By and Returnable to:
Bone McAllester Norton PLLC (dma)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Peggie L. Hicks 2101 Baker Road Goodlettsville, TN 37072	same	012 00 0 089.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, Frank Hicks ("Grantor"), does hereby quitclaim and convey unto Peggie L. Hicks ("Grantee"), her heirs and assigns, all of my right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described as follows:

TRACT NO. 1:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Survey #823, dated June 24, 1983, and known as Job No. 83-169-2 and being Lot No. 1 on the Plan of the Division of Continental Land Group, Inc., property of record in Plat Book 5190, Page 741, and corrected in Plat Book 5190, Page 763, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a concrete monument set on the Northerly margin of Baker Road, said point of beginning being the Southwest corner of this tract and also being 744.46 feet Easterly from the Southeast corner of the Kenneth T. Duncan land of record in Deed Book 5844, Page 64, in the Register's Office for Davidson County, Tennessee; thence with the Northerly margin of the said Baker Road 25 feet from the centerline S 39° 55' 32" E 270.62 feet to a concrete monument; thence leaving the margin of the said Road N 34° 37' 38" E 111.47 feet to an iron pin; thence N 12° 42' 19" W 17.11 feet to an iron pin; thence N 18° 56' 21" E 262.08 feet to an iron pin in a fence line; thence N 68° 41' 59" W 304.12 feet to an iron pin in a fence line; thence with a fence S 09° 23' 25" W 41.60 feet to an iron pin; thence S 07° 21' 40" W 220.02 feet to the point of beginning, containing 2.03 acres, more or less.

TRACT NO. 2:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 16, 1983, and known as Job No. 83-169-2, as follows:

BEGINNING at concrete monument, said point of beginning being Southernmost corner of this tract and also being the Southernmost common corner of this tract and Lot No. One on the Plan of the Division of Continental Land Group, Inc., property of record in Plat Book 5190, page 741 and corrected in Plat Book 5190, page 763, in the Register's Office for Davidson County, Tennessee;
thence with the line of Lot One N 68° 41' 59" W 283.92 feet to a concrete monument; thence
leaving said Lot One N 36° 53' 13" E 182.11 feet to a concrete monument; thence S 55° 32' 20" E 234.16 feet to a concrete monument; thence S 18° 01' 35" W 122.30 feet to the point of beginning, containing 0.89 acres, more or less.

BEING the same property conveyed to Frank E. Hicks and wife, Peggie L. Hicks by deed from Gary Michael Bennett and wife, Brenna Dean Bennett dated December 30, 1983, of record in Book 6212, page 1, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated December 28, 1983, and known as Job # 83-169-2, as follows:

BEGINNING at an iron pin on the Northeast corner of a tract of land owned by Gary Michael Bennett, et ux, identified as Lot No. One on the Plan of the Division of Continental Land Group, Inc., property as of record in Plat Book 5190, Page 763, in the Register's Office for Davidson County, Tennessee; thence N 68° 41' 59" W 20.20 feet more or less to an iron pin; thence N 18° 01' 35" E 122.30 feet to an iron pin; thence N 55° 32' 20" W 234.16 feet to an iron pin; thence S 36° 53' 13" W 182.11 feet to an iron pin; thence S 18° 56' 21" W 262.08 feet to an iron pin; thence S 12° 42' 19" E 17.11 feet to an iron pin; thence S 34° 37' 38" W 111.47 feet to a concrete monument on the Northerly margin of Baker Road; thence along the Northerly margin of Baker Road S 39° 00' 16" E 132.06 feet to an iron pin; thence N 29° 14' 29" E 780.5 feet to a point; thence N 26° 13' 31" E 187.19 feet to a point in a fence row; thence S 74° 54' 40" E 498.36 feet to a point; thence S 27° 28' 20" W 435.33 feet to an iron pin; thence S 9° 23' 25" W 23.36 feet to the point of beginning containing 5.86 acres, more or less.

BEING the same property conveyed to Frank E Hicks and wife, Peggie L. Hicks by deed from Continental Land Group, Inc. dated December 30, 1983, of record in Book 6212, Page 4, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2101 Baker Road, Goodlettsville, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents and/or supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of June, 2008.

Frank Hicks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10.00

AFFIANT

Subscribed and sworn to before me, this 27th day of June, 2008.

Notary Public

My Commission Expires:

3/10/12

DAVID M. ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 10, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Anthony, a Notary Public in and for said County and State, Frank Hicks, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2008.

NOTARY PUBLIC

DAVID M. ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 10, 2012

My Commission Expires:

3/10/12