Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080627-0066612

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	Map: 12 Parcel: 11

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 a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on an unrecorded survey by Johnson & Dillehay Land Surveying dated October 25, 1985, described as follows:

Beginning on an iron pin located in the north right-of-way of Baker Road, said pin located North 57° 57' 16" West 2057.96 feet from the southwest corner of J. K. Williams, Deed Book 6201, page 73, Register's Office for said County; said pin being the southeast corner of said tract and the southwest corner of Tract No. 2; thence along said right-of-way North 40° 11' 3" West 53.41 feet to an iron pin; then leaving said right of way North 29° 13' 30" East 774.81 feet to an iron pin; thence North 26° 22' 14" East 187.19 feet to an iron pin; thence North 74° 54' 57" West 498.36 feet to an iron pin; thence North 27° 34' 1" East 612.97 feet to an iron pin located in the south right of way of the Seaboard Systems Railroad; thence along said right of way South 60° 27' 16" East 960.64 feet to an iron pin; thence leaving said right of way South 29° 13' 30" West 1469.64 feet to the point of beginning, containing 8.04 acres, more or less.

Being the same property conveyed to Frank E. Hicks and wife, Peggie L. Hicks, by Warranty Deed dated December 14, 1985, by Charles West, Attorney

in Fact for Maude Draper, of record in Book 6740, page 623, Registers Office for Davidson County, Tennessee.

This is improved property known as 2101 Baker Road, Goodlettsville, TN, 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

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

My Commission Expires:

3/10/12

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