BILL GARRETT, Davidson County
Trans: T20100023223 DEEDQC
Recvd: 04/20/10 08:51 3 pgs
Fees: 17.00 Taxes: 0.00
20100420-0029570

From in

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

Address New Owner(s)
Joseph and Machelle Allison
6019 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To
Same

Parcel Id.
017 00 0 092.00

Quitclaim Deed

Joe G. Allison and et ux, Dorothy S. Allison, Grantors, quitclaims to Joseph M. Allison and wife, Machelle Allison, Grantees, all of their right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

A certain tract or parcel of land in 10th District, Davidson County, State of Tennessee, as follows:

BEGINNING at a Hickory T. R. Spain's Southeast corner; now Thomas Ayer's Boundary line, and running thence with Ayer's Line; South 28.4 poles to a stake, the Northeast corner of a 12 ½ acre tract, owned by Thomas Ayers, thence with Ayer's line South 63° West 56 ½ poles to a beach, Geo Greer's Northeast corner thence with Greer's line South 5.7° West13.2 poles to a stake with Beech pointer; thence North 20° West 68.56 poles to a stone, said Spain's Southwest corner: Thence with Spain's line East 85.6 poles to the beginning containing 22 acres, more or less.

Being the same property conveyed to Joe G. Allison, et ux, Dorothy S. Allison, by deed from Mildred Whittman Ragan, a widow of record in Book 6446, Page 651, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

PROPERTY located in the 10th Civil District, Davidson County, Tennessee, being tract #1 on the survey of Gaylon W. Northcutt, a Tennessee Registered surveyor, dated April 12, 1988, described as follows:

Bounded on the south and east by tracts #2 and 4 belonging to Joe G. Allison, Deed Book 6446, Page 651; and on the north by the remaining property of Joe G. Allison, Deed Book 4363, page 577; and on the west by T. Ayers, Deed Book 4524, Page 682; and further described as follows:

BEGINNING on an iron pin located S-13° 08' 25" 168.41' from an iron pin on the south margin of Lickton Pike, being the southeast corner of a 15' right-of-way and the northwest corner of tract #1, thence S-15° 11' 28" E 303.70' to an iron pin, thence S 6°09' 11" E 54.33 to an iron pin, thence N 86° 08' 10" E with the line of tract #2 of this survey 795.85' to an iron pin, thence N 5° 46' 31" E 181.84' to an iron pin in the fence line, thence N 82° 45' 20" W 353.34' to an iron pin, thence N 82° 54' 59" W 537.24' to an iron pin, thence continuing through this pin with the same line 14.19' to an iron pin in the fence line the point of beginning and containing 5.08 acres, more or less.

The grantors herein reserve a fifteen (15) foot easement for ingress and egress to Tracts 2 and 3 on said above survey lying along the west boundary line and being fifteen (15) feet from and at all points parallel to the west boundary line of the herein above described tract of land.

Also conveyed herein is an easement for ingress and egress. Said easement to be fifteen (15) feet wide and running along the west boundary line of the land conveyed to us in Book 4363, Page 577. The west line of said easement, at all points, being fifteen feet from the parallel to our west boundary line.

Being the same property conveyed to John Albert Allison and wife, Connie Franklin Allison by deed from Joe G. Allison and wife, Dorothy S. Allison of record in deed book 7564, Page 207, Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

PROPERTY located in the 10 Civil District Davidson County, Tennessee, being Tract #2 on the survey of Gaylon W. Northcutt, a Tennessee Registered Surveyor, dated April 12, 1988, described as follows:

BOUNDED on the south, east and north by tracts, 3, 4, and 1 of this survey, and on the west by T. Ayers, Deed book 4524, Page 682; and further described as follows:

Beginning on an iron pin in the fence line located approximately 526.44; south of an iron pin on the south margin of Lickton Pike, being the northwest corner of this tract and the southwest corner of tract #1 of this survey; thence S 15° 13' 49" E 302.47' to an iron pin in the fence line; thence N 86° 08' 10" E 685.81' to an iron pin; thence N 5° 46' 31" E; 300.95' to an iron pin, thence S 86° 08'10" W 795.85' to an iron pin the point of beginning and containing 5.05 acres, more or less.

This conveyance is subject to 20 foot easement for ingress and egress and for purpose of laying and maintaining water service lines over and across the herein above described land to tract 3 on said survey. Said easement as amended appears of record in Book 7801, Page 782, Register's Office for Davidson County, Tennessee.

Also conveyed herein is an easement for ingress and egress and for the purpose of laying and maintaining water service lines over and across other land of the grantors and the lands conveyed to John Albert Allison and wife, Connie Franklin Allison and being over and across the same land described in Book 7801, Page 782, herein above set out.

John Albert Allison and wife, Connie Franklin Allison join in this conveyance for the purpose of conveying the 20 foot easement across the land they purchased in Book 7564, Page 207 to the grantees herein.

Being the same property conveyed to Joseph McKinnon Allison and wife, Machelle Williams Allison by deed from Joe G. Allison and wife, Dorothy S. Allison of record in Book 8064, Page 517, Registers Office Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

PROPERTY located in the 10th Civil District, Davidson County, Tennessee, being tract #3 of this survey, bounded on the north and east by the remaining property of Allison, tracts #2 and 4 of this survey, on the south by property belonging to E. Burnes, Deed Book 6347, page 115; B. Puckett, Deed Book 6793, Page 763; and on the west by T. Ayers, Deed Book 4524, Page 682 and further described as follows:

BEGINNING on an iron pin in the fence line located approximately 828.91' south of an iron pin on the south of an iron pin on the south margin of Lickton Pike, being the northwest corner of this tract and the southwest corner of tract #2 of this survey; thence S 15° 54' 16" E 468.47' to an iron pin in the fence corner, the southeast corner of Ayers and the southwest corner of this tract, thence N 62° 39' 38" E ; 215.93' to an iron pin in the fence line, thence N 68° 13' 09" E 200.04' through an iron pin in the fence line and continuing with the same line an additional 163.18', a total of 363.22', to an iron pin in the fence line, the southeast corner of this tract and the southwest corner of tract #4 of this survey; thence N 5° 46' 31"; E 264.65' to an iron pin; thence N 86° 08' 10" W 685.81' to an iron pin, the point of beginning and containing 5.05 acres, more or less.

Included herein is a twenty (20) foot right of way across tracts 1 & 2 as shown on the survey of Galyon W. Northcutt dated April 21, 1988 running along the west boundary of tracts 1 & 2 to be used for ingress and egress.

Being the same property conveyed to Vance and Sloan Hudson by deed from Joe G. Allison etux, Dorothy S. Allison of record in Book 9081, Page 60, Register's Office for Davidson County, Tennessee.

Signed on April 14, 2010

Joe G. Allison

Joe G. Allison, Grantor

Dorothy S. Allison

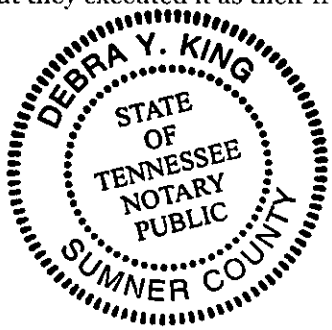
Dorothy S. Allison, Grantor

State of Tennessee
County of Sumner

On April 14, 2010, personally appeared before me, Joe G. Allison and Dorothy A. Allison, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument, and who acknowledged that they executed it as their free act and deed.

Notary Public

My commission expires: 09/01/10



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0. Subscribed and sworn to before me on April 14, 2010.

Joesph Allison, Affiant

Notary Public

My commission expires: 6-18-13

