BILL GARRETT, Davidson County
Trans:T20120027830 DEEDQC
Recvd: 04/17/12 12:24 3 pgs
Fees:17.00 Taxes:0.00
20120417-0032716

Prepared by:
George H. Thompson, III
1326 Rosa L Parks Blvd.
Nashville, Tennessee 37208
(615) 242-2180

MAP 162

ADDRESS OF NEW OWNER: **SEND TAX BILLS TO:** **MAP NO.:**
14770 Old Hickory Blvd.
Antioch, TN 37013 **SAME** **PARCEL NO.:**

QUITCLAIM DEED PARCEL 108

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **MAI DORA PEOPLES**, a widow, GRANTOR, have this day bargained and sold by these presents do hereby quitclaim unto my three children, CLIFTON W. PEOPLES, JR., WILBERT PEOPLES, ALLIE PEOPLES TURNER (GRANTEES) herein, their heirs and assigns, all my rights, title and interest in the following described real estate situated in Davidson County, Tennessee, A LIFE ESTATE is reserved for the grantor, MAI DORA PEOPLES, for so long as she may live. The property is described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Lying in the 5th Civil District of said County, and being part of the David R. Watson Lands, of record in Minute Book "E", page 496, County Court Clerk's Office for said County, and described according to a copy of a survey thereof made by Geo W. Watkins, Surveyor, July 21, 1951, as follows:

BEGINNING at a point in the center line of a branch, at willow pointer in the west line of a 20-foot easement for roadway, and being the southwest corner of a tract of 10.2 acres to be conveyed to Bruce Jones, Jr. and wife by deed from Wm. M. Watson and wife, said point being the northeast corner of this tract and the southeast corner of tract of 12.5 acres; thence along the south line of said 12.5 acre tract, south 84° 15' west 660 feet to a point in an old fence line, at an elm pointer, in the east line of the Wilkerson lands; thence with Wilkerson's east line, south 2° 15' west 312 feet to a point; thence south 87° east 633 feet to a point in the center line of a branch; thence with the center line of same, north 12° 45' east 175 feet to a point, and north 1° 15' east 255 feet to the point of beginning, containing 5.5 acres, more or less.

Together with an easement for roadway, 20 feet wide, from the northeast corner of the tract herein described, along the west line of a tract of 10.2

acres, running to the south margin of Benzing Road, as reserved to Wm. M. Watson and wife, Estella Watson.

Being part of the property conveyed to Clifton W. Peoples, and wife Mai Dora Peoples, by deed from Wm. M. Watson and wife, Estella Watson, of record in Book 2019, page 130, said Register's Office.

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

THIS IS IMPROVED PROPERTY KNOWN AS 14770 OLD HICKORY BLVD., ANTIOCH, TENNESSEE 37013.

IN WITNESS WHEREOF, I MAI DORA PEOPLES, widow, (Grantor) have hereunto set my signature on the date indicated below.

Mai Dora Peoples
MAI DORA PEOPLES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 16 day of April, 2012, before me personally appeared **MAI DORA PEOPLES,** widow, GRANTOR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

GEURGE H. THOMPSON
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC My Comm. Exp: 03/03/2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) Dollars

Mai Dia Lee Rees,
AFFIANT

SUBSCRIBED and SWORN to before me on this the 16th day of April, 2012.

GEURGE H. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/03/2014