STATE OF TENNESSEE *
*
DAVIDSON COUNTY *

BILL GARRETT, Davidson County
Trans:T20120038886 DEEDQC
Recvd: 05/29/12 09:34 4 pgs
Fees:22.00 Taxes:0.00
20120529-0045918

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BOBBIE PARRISH ALLEN, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey all unto her daughter, BARBARA ALLEN BROADWAY, hereinafter referred to as Grantee all of the Grantor's interest in the following described real estate, situated in Davidson County, Tennessee, to-wit:

> Beginning at an iron stake in the center of Crocker Springs Branch where it intersects with Lickton Pike; thence north 32 degrees 42' west 235 feet to a point in the center of Crocker Springs Branch; thence north 70 degrees 27' west 469 feet to a point in W.T. Hunter's line; thence north 2 degrees 32' west 393.3 feet to an iron pin and an old fence post; thence north 23 degrees 12' west 237 feet to an iron pin and beech in M.E. Link's line; thence north 40 degrees 43' east 88 feet to an iron pin in the center of Crocker Springs Branch; thence south 30 degrees 36' east 312 feet to a point in center of Crocker Springs Branch (corner of M.E. Link Property); thence north 15 degrees east 25 feet to the westerly right-of-way line of Crocker Springs Road; thence with the westerly right-of-way line of Crocker Springs Road south 30 degrees 05' east 465 feet to an iron pin, the northwest corner of the Lickton School tract; thence south 30 degrees 05' east 282.7 feet to an iron pin; thence south 35 degrees 36' east 54.2 feet to a stake; thence south 33 degrees 41' east 99.6 feet to a stake; thence south 15 degrees 02' west 25 feet, more or less, to an iron stake in the center of Crocker Springs Road, the point of beginning.
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> **This deed was recorded on the 20th day of August, 1963, and is of record in Book 3614, Page 6 of the Register's Office for Davidson County Tennessee.**
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> **Map/Parcel No.: 02300002300**

The aforesaid description of the lands conveyed is derived in part from a survey of the Webber properties made January 20th, 1948 by Harvey Gee, Surveyor, and description of certain properties adjoining same, as set forth in final decree in the case of Robert Ewing, et. al. v. C.W. Parrish, et. al., Rule No. 65673, in the Chancery Court at Nashville, being recorded in

Minute Book 168, page 221 of said court on or about the 21st day of July 1950. Said adjoining lands are described in said decree as follows:

> "Situated in the 10th Civil District of Davidson County, Tennessee, beginning at an iron stake in the center of Crocker Springs Branch where it intersects with the Lickton Pike, thence North 32 degrees 42 min. West 235 feet to a point in the center of Crocker Springs Branch; thence North 70 degrees 27' west 469 feet; thence south 2 degrees .51 east 157.7 feet; thence south 9 degrees .32 min. west, 173 feet; thence south 3 degrees .24' east 314 feet; thence south 3 degrees .24' East 101 feet; thence north 84 degrees .31' east 394 feet to a point in the center of Lickton Pike, near an old cherry stump; thence following the center of said pike north 46 degrees .26' east 100 feet; thence north 32 degrees .18' east 100 feet; thence north 18 degrees .53' east 100 feet; thence north 15 degrees .03' east 55 feet to the point of beginning and containing seven acres by survey made by John M. Sullivan on August 8, 1949 which survey is filed as an exhibit to this decree; and to which reference is here made and said plat is made a part of the record in this cause."

Grantor does further transfer and convey with the property herein conveyed to Barbara Allen Broadway, her heirs and assigns, the easement for right-of-way as a means of ingress and egress to and from her lands herein conveyed, across the last above described tract of land as set forth in the aforementioned decree of the Chancery Court as follows to wit:

> " A right-of-way across the above described seven acre tract lying in the 10th Civil District of Davidson County, Tennessee, as follows:
>
> Consisting of a strip of land 20 feet wide between parallel lines (by further agreement of the parties to make this line more definite) beginning 1-1/2 ft. from the westerly edge of Crocker Springs Creek at the edge of Lickton Turnpike and running northwesterly with the meanders of said creek along the westerly margin thereof, 1-1/2 ft. from said westerly margin of said Crocker Springs Creek, approximately 235 ft. to and joining the property belonging to the said Mrs. Sallie W. Webber, Miss Maggie Webber, Mrs. Nell Webber Parrish and C.W. Parrish.
>
> It is understood that this right-of-way at all points shall be 20 feet wide and shall have at least 18 ½ feet clearance to the west of the westerly margin of Crocker Springs Creek, and that a line drawn at right angles to the westerly margin of the said right-of-way shall clear the southerly end of the present concrete guard rail or fence of the Crocker Springs Bridge by at least 18 ½ feet; and said right-of-way shall be a perpetual easement running with the defendant's land. This right-of-way is shown on the plat of the survey made by John M. Sullivan on August 8th, 1949, as amended, which survey is filed as exhibit to this decree, and to which reference is here made."

Together with the appurtenances thereunto belonging.

No examination of title and no representations concerning title made by the preparer of this instrument.

Description furnished by Grantor.

New Owner's Name and address:

Barbara Allen Broadway
4213 Davenport Highway,
Highland Home, AL 36041
*** New Owner is responsible for property taxes**

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of May, 2012.

Bobbie Parrish Allen
BOBBIE PARRISH ALLEN

STATE OF ALABAMA *
*
JEFFERSON COUNTY *

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that BOBBIE PARRISH ALLEN, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, she, in her capacity as Grantor, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the ___ day of May, 2012.

LARRY MICHAEL CARR NOTARY PUBLIC ALABAMA STATE AT LARGE

L. Michael Carr
NOTARY PUBLIC

My Commission Expires: Sept. 13, 2015

THIS INSTRUMENT PREPARED BY:

L. Michael Carr
O'BANNON & O'BANNON L.L.C.
402 South Pine Street
Post Office Box 1428
Florence, AL 35631
Phone: 256-767-6731
Fax: 256-766-5390
firm@obannonlaw.com

STATE OF ALABAMA
COUNTY OF Jefferson

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

X Bobbie R. Allen
Affiant

Subscribed and sworn to before me, this the 25th Day of May 2012

Notary

LARRY MICHAEL CARR NOTARY PUBLIC ALABAMA STATE AT LARGE

MY COMMISSION EXPIRES SEPT. 13, 2015