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4701

Q U I T C L A I M D E E D

G.F. 93-235

STATE OF TEXAS S
COUNTY OF CASS S

KNOW ALL MEN BY THESE PRESENTS:

That I, NANCY SUE BARTLETT, a divorced woman, of the County of Cass, State of Texas, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and further in order to ratify and confirm that the property herein described is, and was at the time of our marriage on November 24, 1991, the sole and separate property and estate of the Grantee herein named, have QUITCLAIMED, and by these presents do QUITCLAIM unto JAMES PORTER BARTLETT, a divorced man, of the County of Cass, State of Texas, all of my right, title and interest in and to the following described real property situated in Cass County, Texas, to-wit:

TRACT ONE:

All that certain lot or parcel of land situated in the Jane Richie Survey, Abstract No. 877, in Cass County, Texas, on the Southwest Corner of Cameron and Buckner Streets in the City of Atlanta, being the same land described in Deed to Dr. Jesse M. Brooks, dated March 23, 1949, and recorded in Volume 253, Page 206, of the Deed Records of Cass County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" Iron Rod on the West ROW line of North Buckner Street 20 feet at right angle from its center line, for the Southeast Corner of this tract and the Northeast Corner of Courtney Stewart tract in said Survey;

THENCE North 17° 43' 30" East along the West line of Buckner Street, 20 feet from and parallel to its center line, 210 feet to chiseled cross in concrete gutter for the Northeast Corner of this tract at point of intersection of West line of Buckner Street with the South line of Cameron Street;

THENCE North 71° 49' West with the South line of Cameron Street, 15 feet to right angles from and parallel to its center line, 88.6 feet to a 3/4" iron rod set on the South line of same and on the East face of cinder block retaining wall for the most Northerly Northwest Corner of this tract and the Northeast Corner of a lot in said Survey owned by Frank Gunter;

THENCE South 17° 44' 15" West along the East face of said retaining wall and with East line of said Gunter tract, 142.69 feet to a 3/4" Iron Rod set against the East face of said wall for ell corner of this tract and the Southeast Corner of said Gunter lot from whence the Northwest Corner of a frame garage bears North 21° 06' East, 18.66 feet and the Southwest Corner of said garage bears South 11° 58' West, 15.76 feet;

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THENCE North 71° 49' West on a line parallel to Cameron Street and with an old hedge row and the South line of said Gunter tract, 99.49 feet to a chain link fence corner for the most Southerly Northwest Corner of this tract;

THENCE South 15° 57' West with the most Southerly West line of this tract, with an old hedge row, and with the line as occupied on the ground since 1949, a distance of 68.53 feet to a 3/4" Iron Rod set under an old fence for the Southwest Corner of this tract on the North line of the Courtney Stewart tract;

THENCE South 72° 10' 30" East with the North line of said Stewart tract, generally with an old fence and cinder block retaining wall at 57.2 feet pass an old axle, in all South 72° 10' 30" East, 186 feet to the Place of Beginning, and containing 0.582 acre of land, more or less.

TRACT TWO:

All that certain 0.743 acre, more or less, tract or parcel of land situated in the City of Atlanta, in Cass County, Texas, and being a part of the T. J. Richie Survey, Abstract No. 892, of Cass County, Texas, and being a part of the 94 acre tract described in the Deed from N. C. Lee, et al. to E. V. Ray, dated July 28, 1926, and recorded in Volume H-5, Page 70 of the Deed Records of Cass County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod and a spring leaf in the North ROW line of West Main Street to the City of Atlanta, Texas, same being North 68 deg. 00' East 5.5 feet from a Type Two ROW marker and being South 321 feet and South 69 deg. 11' West 1292 feet from the NE corner of said E. V. Ray 94 acre tract, and said point being at the SE corner of a lot formerly owned by Wade Aday and

THENCE NORTH 33. deg. 29' 45" West 249.1 feet to a 5/8 inch iron rod for the most Westerly corner of this tract situated in a chain link fence;

THENCE NORTH 67 deg. 24' 20" East 142.50 feet generally with said chain link fence to the corner post of said fence for the most Northerly corner of this tract;

THENCE SOUTH 28 deg. 40' East 247.26 feet to a 1/2 inch bolt and 1/2 inch square iron rod for the most Easterly corner of this tract, same being situated in the North ROW line of said West Main Street;

THENCE SOUTH 68 deg. 00' West 121.55 feet with the North ROW line of said West Main Street to the place of beginning, and containing 0.743 acres of land, more or less; The above lot being the same lot described in the Deed from E. V. Ray, et ux, to Joe Lupton dated October 15, 1941, and recorded in Volume O-8, Page 530, Deed Records of Cass County, Texas and being the same lot described in the Deed from O. R. Barrington, et ux. to W. M. Kennedy, et al, dated April 28, 1978 and recorded in Volume 609, Page 174, Deed Records of Cass County, Texas.

TRACT THREE:

All that certain 100.00 acre tract of land situated in the Ciriaco Conti Survey, A-233, and the John N. Jackson Survey, A-1339, in Cass County, Texas, and being part of the called 95 acre "THIRTY-NINTH TRACT" and part of the called 90.14 acre "FORTIETH TRACT" described in Deed of Trust dated April 20th, 1973, and recorded in Volume 133, Page 279, of the Deed of trust Records of Cass County, Texas, said 100.00 acre tract of land being more particularly described as follows:

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BEGINNING at a 1" Iron Pipe found in the East line of the Samuel J. Burress Survey, A-120, for the Southwest corner of the W. H. Arnold Survey, A-1316, the Northwest corner of the said John N. Jackson Survey, and of this tract, from which a 11" Water Oak bears N 51° 43' 23" E 23.32' and an 18" Sweetgum bears N 46° 53' 55" W 40.52', both marked with an old "X";

THENCE S 87° 42' 37" E with the South line of the said W. H. Arnold Survey, 117.86' to a 1" Iron Pipe found for its Southeast corner and the Southwest corner of the Juan Jose Arocha Survey, A-28, from which a 31" Red Oak marked with an old "X" bears S 64° 20' 27" W 17.02';

THENCE S 88° 53' 57" E with the South line of the said Arocha Survey, 1548.30' to a 5/8" Iron Rod set for the Northeast corner of the said called 90.14 acre "FORTIETH TRACT" and the Northwest corner of the said called 95 acre "THIRTY-NINTH TRACT", from which a dead 12" Post Oak marked with a skewed "X" on its Northeast face bears S 13° 04' 52" E 5.11';

THENCE S 89° 19' 28" E with the South line of the said Arocha Survey, 892.74' to a 1/2" Iron Rod found in the West Right-of-Way line of Texas Farm Road No. 1841 (Longbridge Road) for the Northeast corner of this tract, from which a 5/8" Iron Rod found in the East Right-of-Way line bears N 89° 22' 08" E 170.54';

THENCE S 45° 58' 09" E with said West Right-of-Way line, 351.63' to a concrete monument found for point of curve in same;

THENCE Southeasterly, 1344.06' with said West Right-of-Way line and along a curve to the right having a radius of 2804.79' and a long chord which bears S 32° 10' 22" E 1331.24' to a 5/8" Iron Rod set for the Southeast corner of this tract;

THENCE West with a new line, at 2180' cross the center of Black Bayou and continuing for a total distance of 3537.51' to a 5/8" Iron Rod set in the West line of said called 90.14 acre "FORTIETH TRACT" and the East line of said Burress Survey for the Southwest corner of this tract;

THENCE N 00° 42' 17" E with said East line, at 530' cross the center of said Black Bayou and continuing for a total distance of 1416.19' to the point of beginning, containing 100.00 acres of land, more or less.

SUBJECT, HOWEVER, to the mineral reservation as contained in Warranty Deed from R. M. Murph and wife, Minnie Thomas Murph, and others, to M. James Brooks and Jesse M. Brooks, dated September 30, 1964, filed November 24, 1964, recorded in Volume 463, Page 198, Deed Records, Cass County, Texas.

TO HAVE AND TO HOLD all of my right, title and interest in and to the above described property and premises unto the said grantee, his heirs and assigns forever, so that neither I nor my heirs, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 17th day of August, A.D. 1993.

Nancy Sue Bartlett
NANCY SUE BARTLETT