This instrument prepared by JOHN G. DOAK, law firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tenn.

Map. 106
Par. 57-
Map 96-13
Par. 153

FROM: W. H. FREEMAN and wife, MARIE T. FREEMAN

TO: ERVIN M. ENTREKIN, TRUSTEE

QUITCLAIM DEED

BOOK 4476 PAGE 867

Address New Owner as follows Send tax bills to: Map-Parcel Nos.

Ervin M. Entrekin, Trustee
19th Floor Third National
BAnk Building,
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ No Consideration

J. R. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1970.

Notary Public

My Commission expires:

For no monetary consideration we, W. H. FREEMAN and wife, MARIE T. FREEMAN hereby quitclaim unto Ervin M. Entrekin, Trustee with full power to transfer, sell, convey, mortgage, pledge or otherwise encumber any part or all of the same without the joinder of any beneficiary, the following described real property. Tracts VI and VII of the W. H. Freeman property in the 3rd Civil District of Davidson County, Tennessee described according to a survey dated October 29, 1970 by J. R. Wauford and Co., surveyors, as follows:

Tract VI begins at an iron pin on the southerly right-of-way of Elm Hil Pike, said point being 1.26 feet west from the p. t. of a cruver as measured along said right-of-way, said point being opposite the intersection of Old Elm Hill Pike; thence leaving said right-of-way with the line between subject tract and the J. C. Brown property S11°24'W., 327.77 feet to an iron pin at a fence corner post;

thence with an existing fence N79°21'W., 656.26 feet to an iron pin on the easterly right-of-way of Donelson Pike; thence with said right-of-way and a curve to the left having a radius of 3,477.83 feet and in a northerly direction, a distance of 260.54 feet to an iron pin being the southwesterly corner of Leased Stations, Inc. property; thence leaving said right-of-way S83°24'E., 144.04 feet to an iron pin being the southeasterly corner of the above mentioned property; thence N19°37'E., 212.50 feet to an iron pin being the northeasterly corner of the above mentioned property, said pin also being on the southerly right-of-way of Elm Hill Pike; thence with said right-of-way being a curb to the right having a radius of 1,870.00 feet and in a general southeasterly direction, 523.10 feet to the point of beginning and containing 5.95 acres more or less.

Included in the above description is a permanent storm sewer and/or sanitary sewer easement, described as follows:

Beginning at a point, said point being on the southerly right-of-way of Elm Hill Pike and being the centerline of the outlet end of the 48" R. C. P. crossdrain on Elm Hill Pike; thence along said right-of-way in a southeasterly direction 12 feet more or less to a point; thence in a southerly direction 103 feet more or less to a point; thence in a southwesterly direction 84 feet more or less to a point; thence in a northwesterly direction 20 feet more or less to a point; thence in a northeasterly direction 80 feet more or less to a point; thence in a northerly direction 108 feet more or less to a point, said point being on the southerly right-of-way of Elm Hill Pike; thence along said right-of-way in a southeasterly direction, 12 feet more or less to the point of beginning.

and a temporary construction easement, described as follows:

Beginning at a point, said point being on the south right-of-way line of Elm Hill Pike and on a common line between Parcels Nos. 41 and 57; thence southerly along said common line 180 feet more or less to a point; thence in a westerly direction 70 feet more or less to a point; thence in a northerly direction 220 feet more or less to a point, said point being on the south right-of-way line of Elm Hill Pike; thence easterly along said right-of-way line 80 feet more or less to the point of beginning.

This easement voids and supercedes any other easements concerning this drainage problem on Parcel No. 57 and also the above temporary easement becomes void upon completion of the construction of this project.

TRACT VII begins at an iron pin on the northerly right-of-way of Elm Hill Pike, said point being the radius return point for the intersection of Old Elm Hill Pike, said point of beginning also opposite a centerline point which is 102.0 feet from the p.t. of a curve; thence from said point of beginning and with the northerly right-of-way of Elm Hill Pike which is on a curve to the left having a radius return point for the intersection of Old Elm Hill Pike, said point of beginning also being opposite a center-line point which is 102.0 feet from the p. t. of a curve; thence from said point of beginning and with the northerly right-of-way of Elm Hill Pike which is on a curve to the left having a radius of 1,950.0 feet, a distance of 439.65 feet to an iron pin being the southeasterly corner of the Concord property; thence leaving said right-of-way N3°27'W., 150.00 feet to an iron pin at the northeasterly corner of the Concord property; thence N71°28'W., 70.00 feet to an iron pin, the northwesterly corner of the Concord property; thence with the Stafac, Inc. east property line N3°25'W., 105.20 feet to the northeasterly corner of theStafac, Inc. property;thence with Dorsey's south property line N86°35'E., 45.40 feet to Dorsey's southeast corner; thence with Dorsey's and Driver's east property line N3°25'W., 206.45 feet to an iron pin at Driver's northeast corner, said point also being Griggs Brothers southwest corner; thence with Griggs Brothers southerly property line S71°19'E., 141.57 feet to an iron pin being the southwesterly corner of the Church of God property; thence with the Church of God;s south property line S79°27'E., 252.70 feet to an iron pin on the southwesterly right-of-way of Old Elm Hill Pike, said p oint being 15 feet from the centerline of said pike; thence with said right-of-way S39°21"E., 259.38 feet an iron pin at a point where said right-of-way breaks and turns south; thence continuing with said right-of-way S8°11'W., 32.70 feet to an iron pin being the north-easterly corner of the Hurd property; thence leaving said right-of-way N79°24'W., 215.38 feet to an iron pin being Hurd's northwesterly corner;

thence S10°42'W., 100.00 feet to an iron pin being Hurd's southwesterly corner; thence S79°24'E., 219.70 feet to an iron pin on the westerly right-of-way of Old Elm Hill Pike being Hurd's southeasterly corner; thence with the westerly right-of-way of Old Elm Hill Pike S8°48'W., 243.97 feet to an iron pin; thence N79°58'W., 10.00 feet to an iron pin at the radius return of Elm Hill Pike; thence with said 25 foot radius and in a south and westerly direction, a distance of 49.13 feet to the point of beginning and containing 5.40 acres more or less.

Included in the above description is a permanent storm sewer and/or sanitary sewer easement, described as follows:

Beginning at a point,said point being on the north right-of way line of Elm Hill Pike and located 8 feet more or less southeasterly from the centerline of the proposed 36" R. C. P.; thence in a northerly direction 453 feet more or less to a point; thence in a northwesterly direction 20 feet more or less to a point, said point being on a common line between Parcel Nos. 153 and 157; thence in a westerly direction along said common line 21 feet more or less to a point; thence in a southeasterly direction 30 feet more or less to a point; thence in a southerly direction 143 feet more or less to a point; thence in a westerly direction 27 feet more or less to a point, said point being on a common line between Parcel Nos. 148 and 153; thence southerly along said common line 15 feet more or less to a point; thence easterly 27 feet more or less to a point; thence southerly 285 feet more or less to a point, said point being on the north right-of-way line of Elm Hill Pike; thence southeasterly 16 feet more or less along said right-of-way line to the point of beginning.

and a temporary construction easement, described as follows:

Beginning at a point, said point being on the westerly right-of-way of Old Elm Hill Pike and 25 feet north east of the north right-of-way of New Elm Hill Pike; thence in a northwesterly direction paralleling the north Elm Hill Pike right-of-way 460 feet more or less to a point; thence northerly 445 feet more or less to a point, said point being on a common line between Parcel Nos. 153 and 157; thence westerly along said common line 52 feet more or less to a point, said point being on a common line between Parcel Nos. 148 and 153; thence southeasterly 130 feet more or less to a point, said point being on the easterly line between Parcel 153 and 159; thence southerly along said common line 150 feet more or less to a point, said point being on the north right-of-way line of Elm Hill Pike; thence southeasterly along said right-of-way line and around the radial return to the point of beginning on the westerly right-of-way of old Elm Hill Pike.

This easement voids and supercedes any other easement concerning this drainage problem on Parcel No. 153 and also, the above temporary easement becomes null and void upon completion of this project.

Also included in the above description is a strip of land which is leased by Griggs Brothers for additional septic tank overflow fields only, and further described as follows:

Beginning at a point in the rear line of Griggs Brothers property, 15 feet west of the southwest corner of the Church of God property and the southeasterly corner of Griggs Brothers property; thence 100 feet along Griggs Brothers and the Church of God south property line, said tract is 50 feet by 100 feet.

Both Tracts VI and VII being part of the same property conveyed to W. H. Freeman and wife, Marie T. Freeman by deed from Phillip Saindon, Trustee of record in book 4402, page 987, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF we have hereunto set our hands this the 29th day of October, 1970.

W. H. FREEMAN

MARIE T. FREEMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, W. H. FREEMAN and MARIE T FREEMAN, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and offical seal at Nashville, Tennessee, this 27th day of January, 1970.

_____
Notary Public

MY COMMISSION EXPIRES:

_____

303437

IDENTIF. REFERENCE

JAN 29 3 23 PM '71

FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

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