BOOK 5037 PAGE 311

# QUIT-CLAIM DEED

| Address New Owners as: | Send Tax Bills to: | Map and Parcel Nos. |
|---|---|---|
| Jewett C. Moss<br>Cumberland, Ky | W. F. Moss<br>326 Gun Club Road<br>Nashville, Tn. 37205 | Map 164 Parcel 196<br>Map 164 Parcel 195<br>Map 164 Parcel 194<br>Map 164 Parcel 192<br>Map 164 Parcel 193<br>Map 164 Parcel 84 |

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

JUN 21 '76 MISC B* 8.00 * 8.00

The value of the interest herein transferred in Tract No. 1 is $20,672.00 and the value of the interest transferred in Tract No. 2 is $6,667.00, a total of $27,339.00. No consideration, monetary or otherwise, was given for this conveyance, the same being a gift from the grantors to grantees.

J. E. Moss

Sworn to and subscribed before me this 18 day of June, 1976.

Notary Public

My Commission expires:

7-1-79

This instrument was prepared by Claude Callicott, Attorney at Law, 513 Nashville City Bank & Trust Building, Nashville, Tennessee 37201.

For and in consideration of the love and affection which we, Jewett E. Moss and wife, Ann T. Moss, have for Howell A. Moss and Jewett C. Moss, they being nephews of the grantor, Jewett E. Moss, we, the said Jewett E. Moss and Ann T. Moss, do hereby give, transfer, convey and quit-claim unto the said Howell A. Moss and Jewett C. Moss, as equal tenants in common, all our right, title and interest in and to the two tracts of land hereinafter described. The grantor, Jewett E. Moss, owns an undivided one-third (1/3) interest in each of the said tracts of land and the right, title and interest of Ann T. Moss in said two tracts of land is such as are hers by reason of her being the wife of Jewett E. Moss. Said tracts of land are described as follows:

Tract No. 1. This tract contains five (5) parcels of land all located in Davidson County, Tennessee, said parcels being hereinafter designated as Tract 1-B, Tract 1-C, Tract 1-D, Tract 1-E and Tract 1-F and described as follows:

Tract 1-B. Said tract lies wholly within the Second Civil District, Davidson County, Tennessee, and is bound in general, by Hamilton Church Road on the north, Akins on the east and west and Lofton on the south.

Commencing at an iron post in the south margin of Hamilton Church Road at the northwest corner of Painter as described in Deed Book 3571, page 355, Register's Office for said County, then with said margin, north 83° 30' west 348.2 feet, north 77° 5' west 100 feet, north 71° west 80 feet, north 65° 15' west 80 feet and north 61° 10' west 25.9 feet to an iron post, the point of beginning; thence continuing with said south margin north 61° 10' west 311 feet to an iron post; thence a new staked line, south 9° west 1,422 feet to an iron post in Lofton's north fence line; thence with his north fence

line south 87° 45' east 290 feet to an iron post; thence a new staked line, north 9° 15' east 1,281 feet to the point of beginning and containing 8.8 acres more or less.

Tract 1-C. Said tract lies wholly within the Second Civil District, Davidson County, Tennessee, and bound, in general, by Britt on the south, Akins on the east and west and Hamilton Church Road on the north.

Commencing at an iron post in the south margin of Hamilton Church Road at the northwest corner of Painter as described in Deed Book 3571, page 355, said Register's Office; thence with said north margin, north 88° 30' west 348.2 feet, north 77° 5' west 100 feet, north 71° west 80 feet, north 65° 15' west 80 feet and north 61° 10' west 336.9 feet to an iron post, the point of beginning; thence continuing with said south margin, north 61° 10' west 255.4 feet to an iron post; thence a new staked line, south 9° 30' west 1,548 feet to an iron post in Britt's north fence line; thence with his north fence line south 87° 45' east 260 feet to an iron post; thence a new staked line north 9° east 1,422 feet to the point of beginning and containing 8.4 acres, more or less.

Tract 1-D. Said tract lies wholly within the Second Civil District, Davidson County, Tennessee, and is bound, in general, by Scruggs on the south, Akins on the east and west and Hamilton Church Road on the north.

Commencing at an iron post in the south margin of Hamilton Church Road at the northwest corner of Painter as described in Deed Book 3571, page 355, said Register's Office; thence with said north margin north 88° 30' west 348.2 feet, north 77° 5' west 100 feet, north 71° west 80 feet, north 65° 15' west 80 feet and north 61° 10' west 592.3 feet to an iron post, the point of beginning, thence continuing with said south margin, north 61° 10' west 208 feet and north 62° 50' west 58.7 feet to an iron post; thence a new staked line, south 9° 5' west 1,682 feet to an iron post in Scruggs' north line; thence with his north line south 87° 45' east 230 feet to an iron post; thence a new staked line, north 9° 30' east 1,548 feet to the point of beginning and containing 8.5 acres, more or less.

Tract 1-E. Said tract lies wholly within the Second Civil District, Davidson County, Tennessee, and is bound, in general, by Akins on the east and west, Hamilton Church Road on the north and Scruggs on the south.

Beginning at an iron post at the intersection of the south margin of Hamilton Church Road and the east margin of Mt. View Road, said post being north 53° 45' east 734.5 feet along the eastern margin of Mt. View Road from the northeast corner of Bryant as recorded in Deed Book 2449, page 627, said Register's Office; thence with a new staked line, south 8° west 1,730 feet to an iron pin, the northwest corner of Scruggs as described in Deed Book 4055, page 597, said Register's Office; thence with his north line south 87° 45' east 176 feet to an iron post; thence a new line, north 9° 5' east 1,682 feet to the south margin of Hamilton Church Road; thence with said south margin north 61° 10' west 28.3 feet and north 68° 55' west 171 feet to the point of beginning and containing 7.5 acres, more or less.

Tract 1-F. Said tract lies wholly within the Second Civil District, Davidson County, Tennessee, and is bound, in general, by Akins and Scruggs on the east, Thompson and May on the south, McCormack, Mathews and Bryant on the west, and Mt. View Road on the north.

Beginning at an iron post in the southeasterly margin of Mt. View Road and at the northeast corner of Bryant as described in Deed Book 2449, page 627, said Register's Office; thence with the southeasterly margin of Mt. View Road, north 53° 45' east 734.5 feet to an iron post at the

point of intersection of the southerly margin of Hamilton Church Road and the southeasterly margin of Mt. View Road; thence a new staked line, south 8° west 1,730 feet to an iron pin, the northwest corner of Scruggs; thence with his west fence line, south 1° 40' west 1,017.6 feet to May's northeast corner; thence with the north fence line of May and Thompson, north 88° west 1,214.8 feet to McCormack's southeast corner; thence with his and Mathew's east fence line, north 0° 5' east 1,454.5 feet to Bryant's south boundary line; thence with his south boundary line, north 89° 45' east 865 feet to his southeast corner; thence with his east fence line, north 1° 25' east 796.2 feet to the point of beginning and containing 53.9 acres, more or less.

The said five parcels comprising Tract No. 1 contain a total of 87.1 acres and is the same property as was conveyed by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee, to William N. Dearborn, Trustee for undisclosed beneficiaries, with full power to sell, mortgage or convey, dated March 9, 1971, and recorded in Book 4485, page 202, of the Register's Office for Davidson County, Tennessee. The said William N. Dearborn is the Trustee only, he has no beneficial interest in said property and the beneficial owners of said property under said deed were J. E. Moss, W. F. Moss and Adam J. Strasser.

Tract No. 2. Land in the Second Civil District of Davidson County, Tennessee, more particularly described according to survey made March 8, 1969, by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the center line of Pin Hook Road, the common front corner of the tract herein described and 14.96 acres, more or less, conveyed to R. Dennis Britt and wife, Martha Lou Britt, by deed from R. S. Scruggs and wife, Sadie W. Scruggs, of record in Book 4221, page 392, Register's Office, Davidson County, Tennessee; thence with the dividing line between the tract herein described and the Britt tract south 1° 30' west 1,325 feet to a point; thence continuing north 0° 42' west 1,411.6 feet to a point, the common rear corner of the tract herein described and the Britt tract; thence north 88° 45' east 314.6 feet to a point; thence north 17 feet to a point; thence south 78° 20' east 104 feet to a point; thence south 98° 20' east 70.5 feet to a point; thence north 44° east 2,737.3 feet to a point in the center of Pin Hook Road; thence with the center of said road 475 feet to the beginning point, containing 30.34 acres, more or less.

This is the same property as was conveyed from Raymond L. Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee, to W. F. Moss, J. E. Moss and Adam J. Strasser by deed dated April 11, 1973, of record in Book 4703, page 101, said Register's Office

The said Ann T. Moss, wife of Jewett E. Moss, joins in the execution of this deed for the purpose of relinquishing, surrendering, transferring, conveying and quit-claiming unto the said grantees all her marital rights and any and all other right, title and interest she may have in said tracts of land. The grantor herein, Jewett E. Moss, is one and the same person as the grantee, J. E. Moss, in said deed of record in Book 4703, page 101, said Register's Office.

This conveyance is made without covenant or warranty, express or implied, on the part of the grantors.

To have and to hold said undivided one-third (1/3) interest

in said tracts of land, with the appurtenances, estate, title and interest thereto belonging, to the said Howell A. Moss and Jewett C. Moss, their heirs and assigns forever.

In witness whereof we have hereunto signed our names on this 18 day of June, 1976.

Jewett E. Moss

Jewett E. Moss

Ann T. Moss

Ann T. Moss

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, Jessie M. Hargis, a Notary Public in and for said County and State, the within named Jewett E. Moss and Ann T. Moss, 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 official seal at Nashville, Tennessee, this 18th day of June, 1976.

Jessie M. Hargis
Notary Public

My Commission expires:

7-1-79

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IDENTIF. REFERENCE

JUN 21 10 32 AM '76

REGISTER
DAVIDSON COUNTY, TENN.