Address New Owner:	Send Tax Bills to:	Map-Parcel No.
L. S. Williams, etux 1313 Cheshire Drive Nashville, Tennessee 37207	L. S. Williams, etux 1313 Cheshire Drive Nashville, Tennessee 37207	M.25 P.27 PW

QUITCLAIM DEED BOOK 5042 PAGE 964

JEAN E. (CUNNINGHAM) TRAUERNICHT, ET AL

TO

L. S. WILLIAMS and wife, ROSALYN M. WINFREY WILLIAMS

misc 10.00 10.00

WHEREAS, EULA WINFREY, deceased, also being mentioned in certain conveyances of land by the name of Eula G. Winfrey, was the owner of certain real property located in Davidson County, Tennessee, located on Dry Creek Road, in the 10th Civil District of Davidson County, Tennessee, she having died testate at Nashville, Tennessee, on January 3, 1975, her Will being probated in the County Court for Davidson County, Tennessee, and being of record in Will Book 112, page 382, of the Probate Court Clerk's Office for said County, under which said Will said Eula Winfrey devised the said real property to her husband, ERNEST LEE WINFREY, for his lifetime, and then to her children, MRS. JEAN CUNNINGHAM, MRS. FAYE SHOEMAKE, MRS. ROSALYN WILLIAMS, and PHILIP WINFREY, share and share alike, and said Will containing the further provision that should her said husband predecease her, she devised said property to said children, herein mentioned, share and share alike. Said husband, Ernest Lee Winfrey, predeceased his wife, Eula Winfrey; and

WHEREAS, by reason of a change made in the course in said Dry Creek Road, there was a certain small portion of adjoining land taken over by said road, as newly established, which said small parcel of land lay between said Dry Creek Road and the said Winfrey land, which said small tract of land was recently purchased by said four (4) children so as to cause the said Winfrey tract of land to front completely along the northerly margin of Dry Creek Road, the said conveyance of said tract of land having been made on the 1st day of November, 1975, and being of record in Book 4967, page 388, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Will names one of the devisees, "Mrs. Jean Cunningham," but said person is now Mrs. Jean E. (Cunningham) Trauernicht; and

WHEREAS, it is the intention of the said four (4) children (devisees) to partition the said land among themselves, by Quit-claim Deed, giving to each a portion of said land satisfactory to each, and for each to execute conveyances creating the separate interests in said land, accordingly; and

WHEREAS, each of said persons own an undivided 1/4th interest in and to the entire tract and in said deeds said 1/4th interest is retained by each person in the tract allocated to each, and in addition, the 3/4ths remaining interest in each said tract is conveyed by the respective deeds to each of said persons, thereby creating in each grantee or the grantees therein a fee simple title to the tract of land described in each respective deed and in the Exhibit attached to each deed; and

WHEREAS, said land having now been divided by agreement between the said persons herein mentioned, and a survey having been made of the said land showing four (4) separate tracts, the said survey, unrecorded, having been made on January 31, 1976, revised May 28, 1976, and being made by Ralph Lambert and Son, Surveyors, a copy of which survey is attached to each of the four (4) deeds herein mentioned.

NOW, THEREFORE, as to Tract I, shown on said plan, said Tract is to be owned by devise under said Will and by said deed from the other three (3) owners of said land by the following conveyance.

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid to us by L. S. WILLIAMS and wife, ROSALYN M. WINFREY WILLIAMS, the receipt of which is hereby acknowledged, and in further consideration of the premises, we, JEAN E. (CUNNINGHAM) TRAUERNICHT and husband, MARSHALL F. TRAUERNICHT, LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOE-

MAKE, and PHILIP M. WINFREY and wife, KATHLEEN WINFREY, by these presents do hereby quitclaim and convey unto L. S. WILLIAMS and wife, ROSALYN M. WINFREY WILLIAMS, their heirs and assigns, all of our right, title and interest in and to the following described tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, described as Tract I on the Plat attached hereto and marked Exhibit A, to-wit:

> Beginning at an iron pin in the northerly margin of Dry Creek Road, said pin being located at a post in a wire fence which said wire fence runs in a northerly direction along the boundary line of this tract herein described and the property of D. M. Bridges; thence, north along the northerly margin of Dry Creek Road North 64° 26' west 40.18 feet to an iron pin; thence proceeding along said margin of said Dry Creek Road, North 64° 26' west 127.0 feet to an iron pin, and running on thence North along said margin of said Road 179.59 feet to an iron pin; thence running along between the margin of Tract I and Tract IV, which at this point is a 50 foot access tract being part of Tract IV, North 32.02° 06' east, a distance of 1014.85 feet to an iron pin, which iron pin is located in the northwest corner of said Tract I; thence South 52° 53' 15" east along the boundary line between Tract I and Tract IV, a distance of 295.25 feet to a pin, which said pin is in the boundary line of said Tract I and the lands of Tom Lee Reding, and which point is located in a fence line running along said boundary; thence South 3° 30' west, and running along said fence row, 470.31 feet to an iron pin, said point being in said fence row where the lands of D. M. Bridges commences; thence North 41° west along a fence row between the lands included in Tract I and the property of said D. M. Bridges, 215.3 feet to an iron pin; thence South 29° west along said boundary line on which a fence is erected, being the said boundary line between Tract I and the land of D. M. Bridges, 618.4 feet to the point of beginning. However, according to the deed to the said Winfrey property, from which Tract I is taken, the length of said line is 643.4 feet, which is very likely because of changes in the Dry Creek Road. Said Tract I contains 8.20 acres, more or less.
>
> BEING the same land conveyed to Eula G. Winfrey by two deeds, of record in Book 1195, page 440, and Book 1943, page 597, of the Register's Office for Davidson County, Tennessee, and also as mentioned in the Preamble, on the first page of this conveyance.

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

This is unimproved property located on Dry Creek Road in the 10th Civil District of Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hand on this, the 7th day of July, 1976.

Jean E. Cunningham Trauernicht
JEAN E. (CUNNINGHAM) TRAUERNICHT

Marshall F. Trauernicht
MARSHALL F. TRAUERNICHT

Lula Faye Winfrey Shoemake
LULA FAYE WINFREY SHOEMAKE

James E. Shoemake
JAMES E. SHOEMAKE

Philip M Winfrey
PHILIP M. WINFREY

Kathleen Winfrey
KATHLEEN WINFREY

* * * * * * * * * * * * * * * *

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, Judy Binkley, a Notary Public in and for said County and State, the within named JEAN E. (CUNNINGHAM) TRAUERNICHT and husband, MARSHALL F. TRAUERNICHT, LULA FAYE WINFREY SHOEMAKE and husband JAMES E. SHOEMAKE, and PHILIP M. WINFREY and wife, KATHLEEN WINFREY, 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 7th day of July, 1976.

Judy Binkley
Notary Public

JUDY BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 7-31-78

* * * * * * * * * * * * * * * *

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

This transfer is a Quitclaim Deed for a partition in kind between the children (devisees) under a Will, no consideration having been paid for this conveyance.

Rosalyn M Winfrey Williams
Affiant

Subscribed and sworn to before me this 7th day of July, 1976.

Judy Binkley
Notary Public

JUDY BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 7-31-78

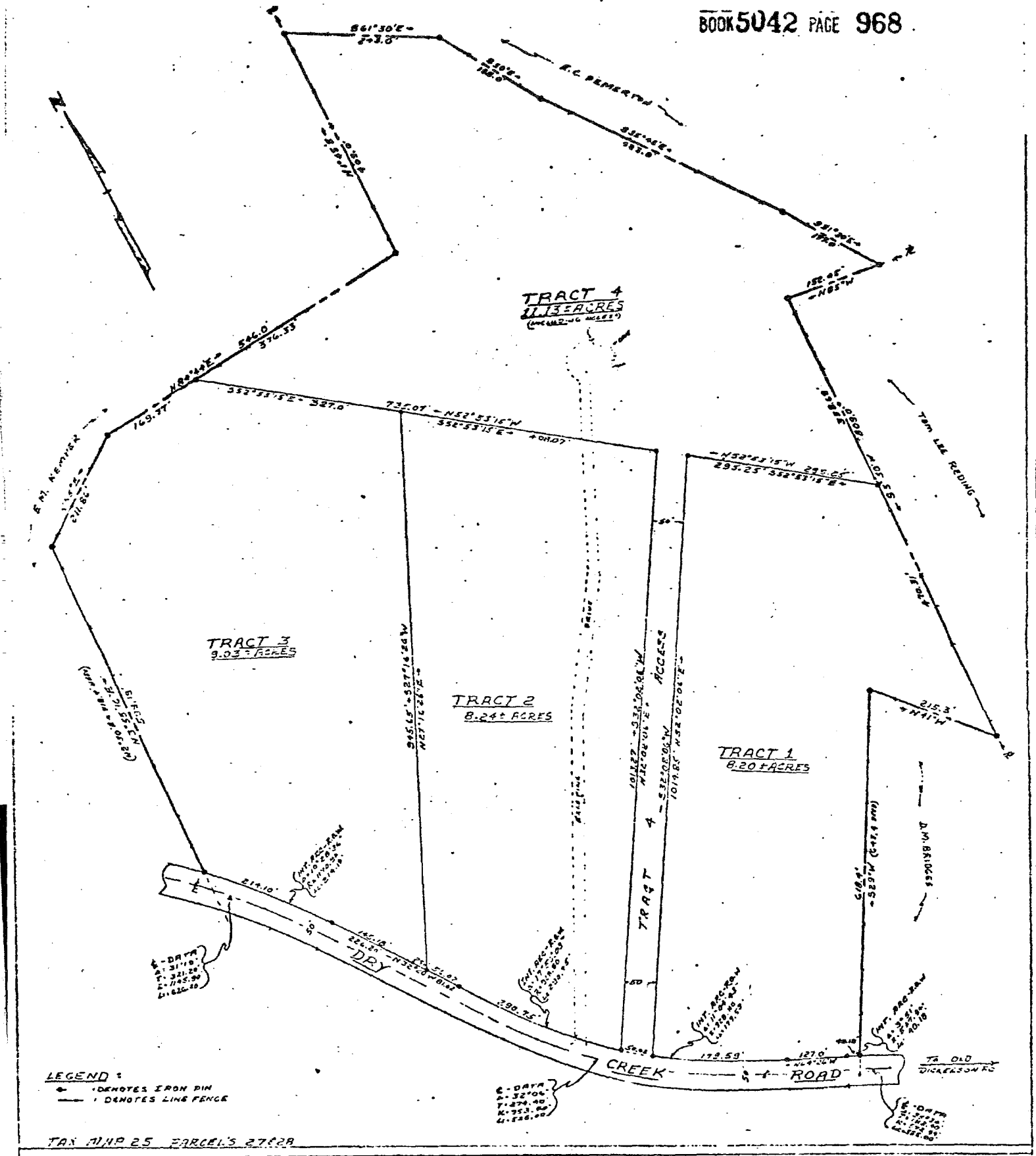
D57217

IDENTIF. REFERENCE

JUL 8 2 28 PM '76

FEE $ .40 W. HILL REGISTER DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: R. MARSHALL, ATTORNEY
Nashville, Tennessee 37201



TAX MAP 25 PARCEL'S 27 & 28

DIVISION OF 36.6 ACRES ON DRY CREEK ROAD
FOR THE WINFREY HEIRS. LAND BEING LOCATED IN THE 10TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE.

SCALE : 1" = 100'

DATE : JAN. 31ST 1976
REV. 5/24/76 KWP

SURVEYOR : Ralph W. Barfield "ILL"
RALPH BARFIELD & SONS SURVEYORS
MD 206 BOX 346, HENDERSONVILLE, TENN.
37075

TOB 75-55

EXHIBIT "A"