BOOK 5043 PAGE 703

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Lula Faye Winfrey Shoemake, et vir 3819 Baxter Avenue Nashville, Tennessee 37216	Lula Faye Winfrey Shoemake, et cir 3819 Baxter Avenue Nashville, Tennessee 37216	M-25-Part of 27

QUITCLAIM DEED

JUL-9?° MISC B* 10.00 * 10.00

PHILIP M. WINFREY, ET AL

TO

LULA FAYE WINFREY SHOEMAKE and
husband, JAMES E. SHOEMAKE

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 the 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 II, shown on said plat, 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 LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOEMAKE, the receipt of which is hereby acknowledged, and in further consideration of the premises, we, PHILIP M.

WINFREY and wife, KATHLEEN WINFREY, JEAN E. (CUNNINGHAM) TRAUERNICHT and husband MARSHALL F. TRAUERNICHT, and ROSALYN M. WINFREY WILLIAMS and husband, L. S. WILLIAMS, by these presents do hereby quitclaim and convey unto LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOEMAKE, 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 II on the Plat attached hereto and marked Exhibit A, to-wit:

> Beginning at an iron pin at the north margin of Dry Creek Road, which point of beginning is 50.02 feet from the southwest corner of Tract I, which said 50.02 feet is the access portion of Tract IV on the plat heretofore described; thence running in a northwesterly direction along the northerly margin of Dry Creek Road, North 32° 20' west 290.75 feet to an iron pin; thence continuing along said margin of Dry Creek Road, North 32° 20' west 56.02 feet to an iron pin, said point being in the boundary line between said Tract II and Tract III on said plat; thence North 27° 16' 26" east in a northerly direction along the boundary line between said Tract II and Tract III, a distance of 945.65 feet to an iron pin in the boundary line of said Tract II and Tract IV: thence along the boundary line between said Tract II and said Tract IV, South 52° 53' 15" east, a distance of 408.07 feet to an iron pin, which said iron pin is in the westerly boundary line of the access to Tract IV, and which is a part of Tract IV; thence South along the westerly boundary line of said access tract to Tract IV, South 32° 02' 06" west a distance of 1013.27 feet to the point of beginning, containing 8.24 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 hands of this, the 7th day of July, 1976.

Philip M Winfrey
PHILIP M. WINFREY

Kathleen Winfrey
KATHLEEN WINFREY

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

Marshall F Trauernicht
MARSHALL F. TRAUERNICHT

Rosalyn M. Winfrey Williams
ROSALYN M. WINFREY WILLIAMS

L S Williams
L. S. WILLIAMS

* *

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, Linda Binkley, a Notary Public in and for said County and State, the within named PHILIP M. WINFREY and wife, KATHLEEN WINFREY, JEAN E. (CUNNINGHAM) TRAUERNICHT and husband, MARSHALL F. TRAUERNICHT, and ROSALYN M. WINFREY WILLIAMS and husband, L. S. WILLIAMS, 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.

Linda Binkley
Notary Public

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.

Lula Faye Winfrey Shoemake
Affiant

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

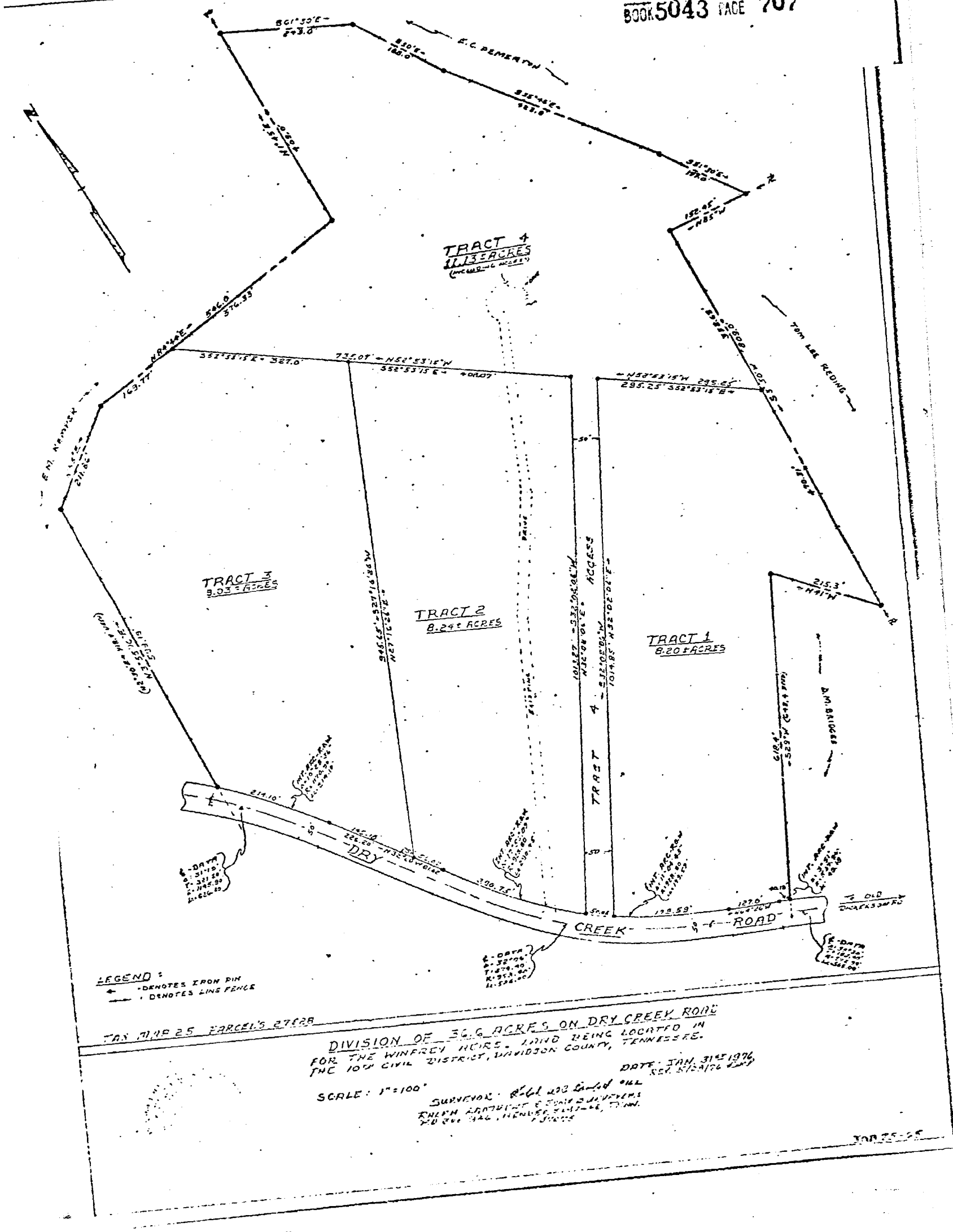
Linda Binkley
Notary Public

My Commission Expires: 7-31-78

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

JUL 9 1 54 PM '76
FELIX Z. WILLIAMS
DAVIDSON COUNTY REGISTER
IDENTIF. REFERENCE

D 57577



TAX MAP 25 PARCELS 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.

DATE: JAN. 31ST 1976
REV. 2/24/76

SCALE: 1"=100'

SURVEYOR: [illegible]
RALPH ARMENTROUT & SONS SURVEYORS
P.O. BOX 346, HENDERSONVILLE, TENN.

JOB 75-95

EXHIBIT "A"