| Address New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Philip M. Winfrey, etux<br>1445 Ardee Avenue<br>Nashville, Tennessee 37216 | Philip M. Winfrey, etux<br>1445 Ardee Avenue<br>Nashville, Tennessee 37216 | m25-Part of 27 |

QUITCLAIM DEED

| | | | | | |
|---|---|---|---|---|---|
| LULA FAYE WINFREY SHOEMAKE et al | JUL-9R | MISC | B* | 10.00 | * 10.00 |
| TO | JUL-9R | MISC | B* | 2.00 | * 2.00 |

PHILIP M. WINFREY and wife,
KATHLEEN WINFREY

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, and 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 martin 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 IV, 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 PHILIP M. WINFREY and wife, KATHLEEN WINFREY, the receipt of which is hereby acknowledged, and

in further consideration of the premises, we, LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOEMAKE, 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 PHILIP M. WINFREY and wife, KATHLEEN WINFREY, 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 IV on the Plat attached hereto and marked Exhibit A, to-wit:

> Beinning at an iron pin in the northerly margin of Dry Creek Road, which pin is located at the southeast corner of the access portion of Tract IV as shown on the plat previously mentioned, a copy of which plat is attached hereto and marked Exhibit A, said point being also the boundary line between said access from Dry Creek Road to Tract IV and the northwesterly boundary line of said Tract I mentioned on said survey as shown in Exhibit A; thence running along said access to Tract IV, North 32° 02' 06" east 1014.85 feet to an iron pin, which point is the northwest corner of Tract I and is in the northerly boundary line of Tract I; thence South 52° 53' 15" east, along said boundary line between Tract I and Tract IV, 295.25 feet to an iron pin in the boundary line of said Tract IV and the Tom Lee Reding property; thence along a fence, being the boundary line of said Reding property and said Tract IV, North 3° 30' east, along said fence row and said boundary line, a distance of 338.69 feet to an iron pin; thence South 85° east, along a fence row, being the boundary line between said part of Tract IV and said Tom Lee Reding, a distance of 152.45 feet to an iron pin; thence North 31° 30' west, along a fence row, which is the boundary line between Tract IV and the land of E. C. Pemerton, 177.0 feet to an iron pin; thence continuing along said boundary line, which is fenced, North 35° 45' west 423.0 feet to an iron pin; thence continuing on along said boundary line and with said fence, North 30° west 185.0 feet to an iron pin in said boundary line; thence North 61° 30' west along said boundary line, 243.0 feet to an iron pin; thence along a fence and boundary, and being the boundary line of that portion of Tract IV, South 1° 45' west 409.0 feet to an iron pin; thence along said boundary line fence, which is the boundary line of Tract IV and the property of E. M. Kemper, South 84° 44' west 376.33 feet to an iron pin, which said iron pin is in the boundary line corner of Tract III; thence South 52° 53' 15" east, along the boundary line of said Tract III and said Tract IV, a distance of 327.0 feet to an iron pin, said iron pin being at the corner of the boundary lines of said Tract III and Tract II on said plat, heretofore mentioned; thence South 52° 53' 15" east along the boundary line of Tract

II and Tract IV, herein described, 408.07 feet to an iron pin, which is in the boundary in the westerly boundary line of the said access tract to Tract IV, heretofore mentioned; thence South 32° 02' 06" west along the northwesterly boundary line of said Tract IV access, as shown on said Exhibit "A", 1013.27 feet to an iron pin in the northerly margin of Dry Creek Road; thence in an easterly direction along the northerly margin of said Road, 50.02 feet to the point of beginning, containing in all, including access area, 11.13 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 Davidson County, Tennessee.

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

Lula Faye Winfrey Shoemake
LULA FAYE WINFREY SHOEMAKE

James E. Shoemake
JAMES E. SHOEMAKE

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, Judy Binkley, a Notary Public in and for the said County and State, the within named LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOEMAKE, 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.

Judy 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.

IDENTIFICATION REFERENCE →

FELIX DAVIDSON REGISTER DAVIDSON COUNTY, TENN.
JUL 9 5 57 PM '76

D 5 7 5 7 8

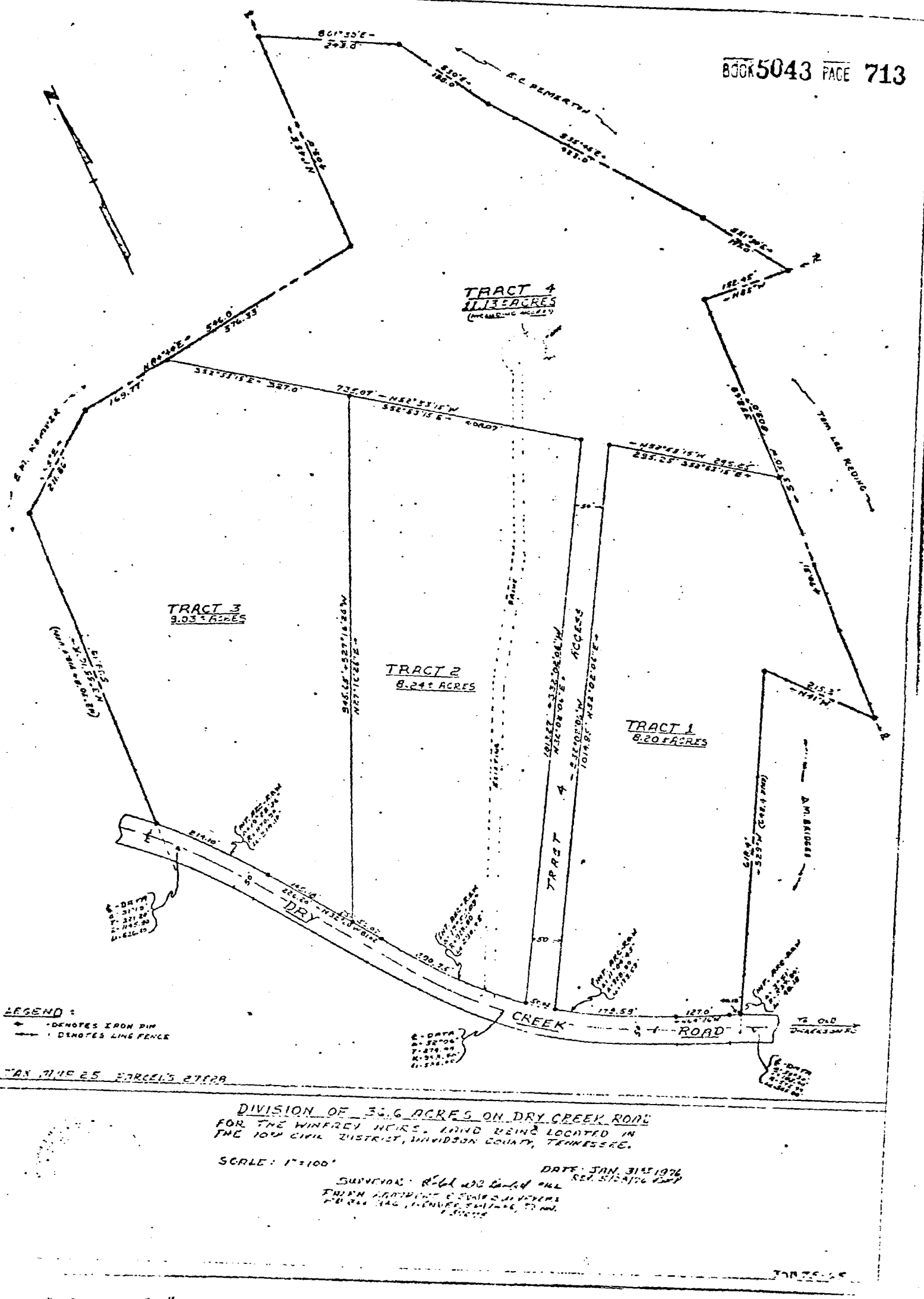
Philip M. Winfrey
Affiant

Sworn to and subscribed before me this 7th day of July, 1976, at Nashville, Davidson County, Tennessee.

Judy Binkley
Notary Public

My Commission Expires: 7-31-78

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




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. 5/20/76

SURVEYOR: REGL AND LAND SURVEYOR
FULTON ENGINEERING & SURVEYING
P.O. BOX 146, HENDERSONVILLE, TENN.

EXHIBIT "A"