BOOK 5044 PAGE 545

To be assigned

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Jean Elizabeth Winfrey Trauernicht 2906 Sunset Drive Nashville, Tennessee 37207	Jean Elizabeth Winfrey Trauernicht 2906 Sunset Drive Nashville, Tennessee 37207	M. 25 P/O 27-126 PW 127

PW

D 57979

IDENTIF. REFERENCE

FELIX Z. DIGGS, JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL 13 12 48 PM '76

QUITCLAIM DEED

ROSALYN M. WINFREY WILLIAMS, et al

TO

JEAN ELIZABETH WINFREY TRAUERNICHT

JUL 13 MISC 8* 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 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 Elizabeth Winfrey (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, dach 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 of 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 III, 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 JEAN ELIZABETH WINFREY

TRAUERNICHT, the receipt of which is hereby acknowledged, and in further consideration of the premises, we, ROSALYN M. WINFREY WILLIAMS and husband, L. S. WILLIAMS, LULA FAYE WINFREY SHOEMAKE and husband, JAMES E. SHOEMAKE, and PHILIP M. WINFREY and wife, KATHLEEN WINFREY, by these presents to hereby quitclaim and convey unto JEAN ELIZABETH WINFREY TRAUERNICHT, her 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 III 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 point being in the boundary line between Tract II and Tract III, as shown on the plat heretofore mentioned, said point being the beginning point of the description for Tract III on said plat; thence running along the northeasterly margin of Dry Creek Road, North 32° 20' west a distance of 25.0 feet to an iron pin; thence running along the northeasterly margin of said Dry Creek Road, 145.18 feet to an iron pin set in the margin of said road; thence continuing along the northerly margin of said Road, North 32° 20' west, 214.10 feet to an iron pin in the margin of said Road, said iron pin being located at the southwest corner of said Tract III, and being also the boundary of the property of E. M. Kemper and said Tract III, said boundary being fenced with a wire fence; thence leaving said Dry Creek Road in a northerly direction along the boundary line of said Tract III and said land of E. M. Kemper, North 3° 55' 16" east, 599.19 feet to an iron pin which is located in the boundary line of said Tract III and said property of E. M. Kemper; thence following said fence line, and the boundary line between said Tract III and said property of E. M. Kemper, North 53° east 211.86 feet to an iron pin in said boundary line and in said fence row; thence along said fence row, North 84° 44' east 169.77 feet to an iron pin in said fence row; thence running along the boundary line between said Tract III and Tract IV on said plat, South 52° 53' 15" east 327.0 feet to an iron pin, which point is in the boundary line of said Tract III, Tract IV, and Tract II; thence South 27° 16' 26" west, along the boundary line between said Tract II and said Tract III on said plat, heretofore mentioned, a distance of 945.65 feet to the point of beginning, containing 9.03 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 on this, the 7th day of July, 1976.

Rosalyn M. Winfrey Williams
ROSALYN M. WINFREY WILLIAMS

L. S. Williams
L. S. WILLIAMS

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

NOTARY PUBLIC TN DAVIDSON COUNTY

My Comm. 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.

Jean Elizabeth Winfrey Wainwright
Affiant

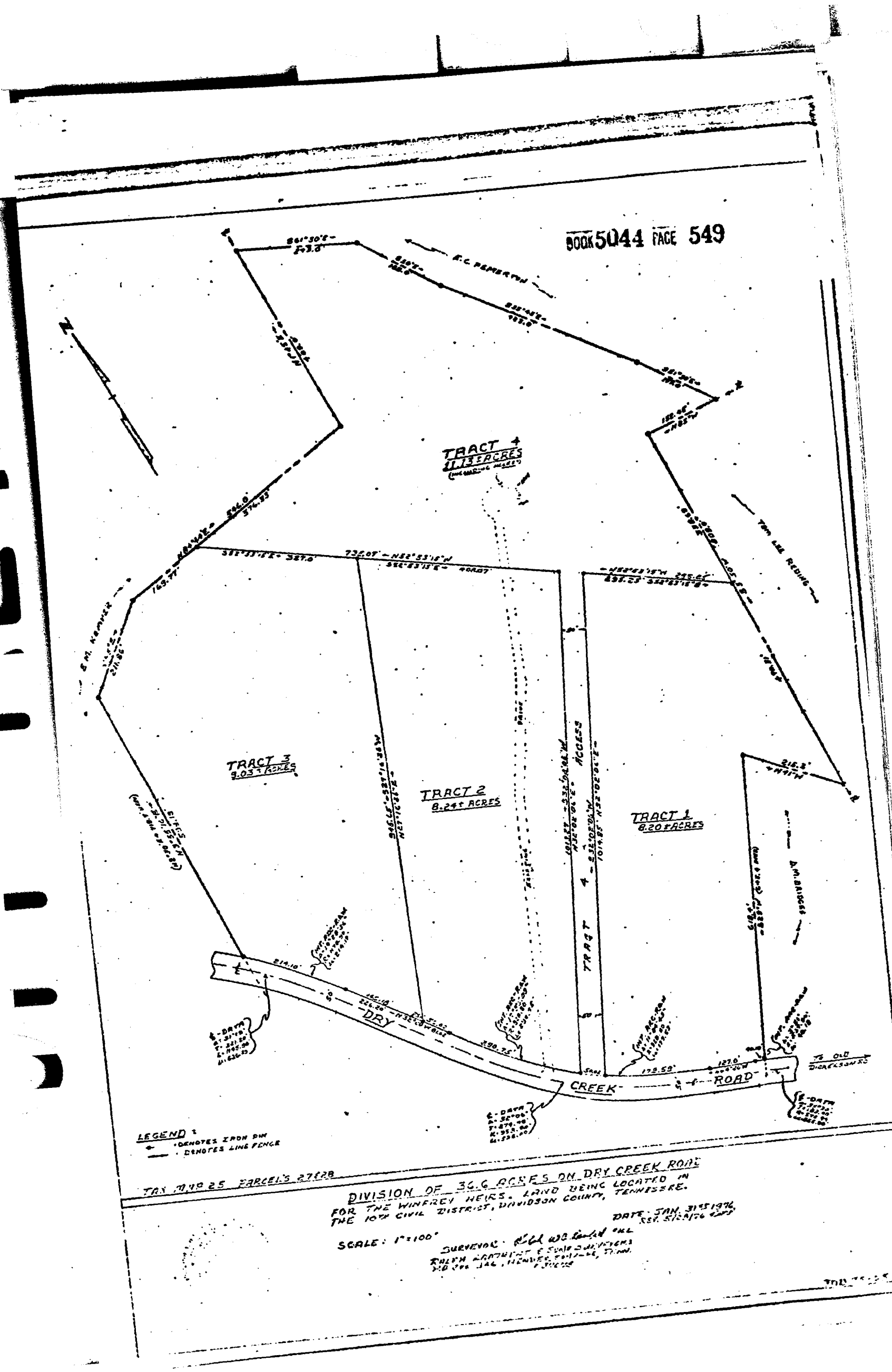
Subscribed and sworn to before me this 7th day of July, 1976.

Judy Binkley
Notary Public

NOTARY PUBLIC TN DAVIDSON COUNTY

My Comm. Expires: 7-31-78

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



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.

SCALE: 1"=100'

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

SURVEYOR: [illegible]
RALPH EARTHMAN & SONS SURVEYORS
[illegible]

Exhibit "A"