BOOK 5046 PAGE 358

ADDRESS NEW OWNER AND TAX BILLS:
CHARLES W. HAWKINS, III
26TH FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

MAP 106-2
PAR. 9

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is None.

Charles D. Hawkins III

Charles W. Hawkins, III

Sworn to subscribed to before me this 15th day of July, 1976.

Notary Public
My Commission Expires

Q U I T C L A I M D E E D

JUL 15 MISC B* 6.00 * 6.00

For a valuable consideration, the receipt of which is hereby acknowledged, L. B. HAWKINS AND CHARLES W. HAWKINS, III, have this day bargained and sold and do hereby quitclaim unto CHARLES W. HAWKINS, III, TRUSTEE, with full power to transfer, sell, convey, mortgage, or otherwise encumber, his successors or assigns, certain real estate in Davidson County, Tennessee, described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, according to a survey of Parrish-Ragan, Inc., dated December 5, 1973, as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee; being all of Lots Nos. 9 and 10 on the map of the B. E. Matthews Subdivision of record in Plan Book 57, page 112, Register's Office for said County; being part of Lot No. 21 on the plan of the Edward Trabue Property, as of record in Minute Book "I", pages 190 and 191, United States Circuit Court at Nashville, Tennessee; and being the easterly part of Lot No. 94 and portions of other lots on the unrecorded plat of a proposed subdivision of the Garth Property, described according to a survey made by W. B. Southgate, Surveyor; and being more particularly described according to a survey by Parrish-Ragan, Inc., Job No. 73-223, dated December 5, 1973, as follows: Beginning at an existing monument on the southerly margin of Elm Hill Pike (formerly Stones River Road or Chicken Pike), that point being the northwest corner of the property conveyed to Ebeneezer A.M.E. Church, of record in Book 2694, page 395, Register's Office of Davidson County, Tennessee; thence, leaving the said margin of Elm Hill Pike and with the westerly boundary line of the Ebeneezer A.M.E. Church property South 07° 37' West a distance of 77.27 feet to an existing monument; thence, North 88° 39' East a distance of 25.80 feet to an iron pin; thence, South 06° 01' West 122.40 feet to an iron pin; thence, South 86° 33' East 71.76 feet to an existing monument, said monument being a common corner between the herein described tract and the previously mentioned church property and the

property conveyed to the Davidson County Board of Education (Mount Zeno School), of record in Book 626, page 678, Register's Office of Davidson County, Tennessee; thence, with the westerly boundary line of the said Board of Education property South 22° 55' West 274.77 feet to an existing highway monument; thence, South 21° 53' West 29.83 feet to an existing highway monument in the northerly right-of-way of Interstate Highway I-40; thence, with a northerly right-of-way of Interstate Highway I-40 North 60° 42' West a distance of 496.60 feet to an existing highway monument; thence, continuing with the northerly right-of-way of Interstate Highway I-40, North 57° 50' West 271.64 feet to an iron pin, said iron pin being in the northerly right-of-way of Interstate Highway I-40, being a common corner between the herein described tract and the B. E. Matthews' Subdivision, as of record in Plan Book 57, page 112, Register's Office of said County; thence, leaving the northerly right-of-way of Interstate Highway I-40 with the southerly boundary line of the said B. E. Matthews Subdivision North 88° 32' East 175.80 feet to an existing iron pin in concrete, thence continuing with the southerly boundary line of the said B. E. Matthews' Subdivision, North 88° 31' East 51.70 feet to an existing monument, said point being the common southerly corner of Lot No. 8 and Lot No. 9 of the said B. E. Matthews' Subdivision; thence, with the common line between said Lot No. 8 and Lot No. 9 of the B. E. Matthews' Subdivision, North 5° 39' East 143.68 feet to an existing monument in the southerly margin of Elm Hill Pike; thence, with the southerly margin of Elm Hill Pike South 83° 16' East a distance of 415.96 feet to an iron pin; thence, continuing with said margin South 84° 37' East a distance of 52.36 feet to the point of beginning.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Thompson & Green Machinery Co., of record in Book 4880, page 986, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. B. Hawkins and Charles W. Hawkins, III, by deed from Thompson & Green Machinery Company, Inc., a Tennessee corporation, of record in Book 5023, page 672, Register's Office for Davidson County, Tennessee.

This is unimproved property known as_____
_____, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES W. HAWKINS, III, TRUSTEE, his successors and assigns forever.

IN WITNESS WHEREOF, the parties have set their hands this 15th day of July, 1976.

L. B. HAWKINS

CHARLES W. HAWKINS, III

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named L. B. Hawkins and Charles W. Hawkins, III, 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 15th day of July, 1976.

Notary Public

My Commission Expires:

March 22, 1979.

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IDENTIF. REFERENCE

JUL 15 1 59 PM '76

REGISTER
DAVIDSON COUNTY, TENN.