BOOK 5046 PAGE 774

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

D 58821

IDENTIF. REFERENCE

JUL 16 3 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FROM

Joyce LaVerne Ogburn

TO

William C. Ogburn

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

William C. Ogburn
Poplar Creek Road
Route 5
Nashville, Tennessee

SEND TAX BILLS TO:

SAME

MAP-PARCEL NOS.

155-17

155-147

JUL 16 MISC B* 6.00 * 6.00

FOR AND IN CONSIDERATION of a Property Settlement entered in the case of WILLIAM C. OGBURN V. JOYCE LAVERNE OGBURN in the Sixth Circuit Court of Davidson County, Tennessee, No. 79869, the undersigned, Joyce Laverne Ogburn, does by these presents hereby quitclaim and convey unto William C. Ogburn, his successors and assigns, the following described tracts or parcels of land, to wit:

TRACT I

Land in Davidson County, Tennessee, being part of a tract of land marked 120.42 acres on the Plan showing processioning surveys made by Erle Drake, County Surveyor for said County, Survey of Mrs. S. D. Bradford Lands, December 29 and 30, 1920 of record in Book 421, page 168, Register's Office for said County, and described according to survey made by Walter W. Graham, Jr., Surveyor, dated May 22, 1954, as follows:

Beginning at a point on the northerly margin of Poplar Creek Road, 364 feet westerly from the western boundary line of the W. H. Hutton property; thence north 11° west 360 feet to an iron pin; thence south 79° west 380 feet to an iron pin; thence south 11° east 341.4 feet to the northerly margin of said Poplar Creek Road; thence with the northerly margin of said Road, eastwardly to the beginning, containing 3 acres, more or less.

Being the property conveyed to William C. Ogburn and wife, Joyce L. Ogburn, by deed of record in Book 4459, page 137, Register's Office for Davidson County, Tennessee.

TRACT II

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, described according to a drawing of a survey made by Southern Land Surveying Co., Inc., dated December 12, 1973. Bounded generally on the West and North by the Walter B. Williams et ux property, on the East by the William C. Ogburn et ux property and on the South by Poplar Creek Road and more particularly described as follows:

Beginning at an iron pin in the north margin of Poplar Creek Road, said pin being located in the southeast corner of the herein described tract and in the southwest corner of the William C. Ogburn et ux property as of record in Book 4459, page 137, Register's Office for Davidson County, Tennessee. Thence with said North margin of Poplar Creek Road South 75 degrees 20 minutes 24 seconds West, 168.98 feet to a point, thence along a curve to the right (Radius = 1110.86 feet) 191.91 feet to a point being the southwest corner of the herein described tract. Thence North 4 degrees 4 minutes 47 seconds West, 389.39 feet to a point. Thence North 85 degrees 53 minutes 20 seconds East, 354 feet to a point being the northwest corner of said William C. Ogburn et ux property. Thence South 4 degrees 33 minutes 35 seconds West, 339.76 feet running with the west line of the said William C. Ogburn et ux tract to the point of beginning, containing 3.02 acres, more or less.

Being part of a 107.6, more or less, acre tract owned by William P. Griffin and R. A. Griffin, as of record in Book 2134, page 315, Register's Office for Davidson County, Tennessee, said R. A. Griffin conveying his interest to the property herein conveyed to William P. Griffin by Quitclaim Deed as of record in Book 4082, page 114, Register's Office for Davidson County, Tennessee.

Grantors further convey unto the said William C. Ogburn and wife, Joyce Ogburn, all rights and interest in the use of the well located on the property of Walter B. Williams et ux, said rights being of record in Book 4739, page 740, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Ogburn and wife, Joyce Ogburn, by deed of record in Book 4777, page 969-970, Register's Office for Davidson County, Tennessee.

And now, I, the said Joyce LaVerne Ogburn for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto William C. Ogburn, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3 day of June, 1976.

Joyce L. Ogburn
JOYCE LAVERNE OGBURN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Sue Steinwedel a Notary Public in and for said County and State, the within named, Joyce LaVerne Ogburn, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of June, 1976.

Linda Sue Steinwedel
NOTARY PUBLIC

My Commission Expires: 10/31/78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

W. C. Ogburn
Affiant

Subscribed and sworn to before me, this the 16th day of July, 1976.

Notary Public

My Commission Expires: 8/27/77