BOOK 5112 PAGE 78

mail

PREPARED BY:
STIELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:

LEROY ALLEN, VERNON S. ALLEN,
ETHEL A. KURTZ, VALLIE MAI ALLEN,
FLORENCE GADDIS, GENEVA ALPHIN
and HUBERT E. ALLEN, JR.
4305 Little Marrowbone
Joelton, Tn. 37080

SEND TAX BILLS TO:

SAME

MAP-PARCEL NOS.

M37
P.43
Pw

FEB-3- MISC B* 4.00 * 4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

H.E. Allen Jr.
Hubert E. Allen Jr.
Affiant

Subscribed and sworn to before me, this the 1st day of Feb., 1977.

Notary Public

My Commission Expires: 4-30-78

This instrument made and entered into on this the _____ day of February, 1977, by and between HUBERT E. ALLEN, JR., party of the first part, and LEROY ALLEN, VERNON S. ALLEN, ETHEL A. KURTZ, VALLIE MAI ALLEN, FLORENCE GADDIS, GENEVA ALPHIN, and HUBERT E. ALLEN, JR., parties of the second part,

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the parties of the second part, all his right, title and interest in and to the following described real estate, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee. Being Tract No. 1 on the land of H. E. Allen and wife as recorded in Book 975, Page 158, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of Marrowbone Creek on the south side of Marrowbone Road. This point being the northeast corner of the Allen property. Thence S 76° 30' W 160.0 feet to a point in the center of said Marrowbone Creek, being the northeast corner of the Edward G. Kurtz property; thence S 17° 30' W 292.6 feet to a point; thence S 73° 00' E 80.0 feet to a point; thence S 5° 45' W 428.65 feet to a point; thence S 14° 00' W 1,338.16 feet to a point, said point being the southern boundary of the said Allen property. Thence N 79° 00' E 300.0 feet to a point, said point being the southeasterly corner of the said Allen property; thence N 13° 00' E 448.80 feet to a point; thence N 19° 00' E 240.90 feet to a point; thence N 24° 00' E 198.0 feet to a point; thence N 38° 00' E 594.0 feet to a point, said point being in the center of Spicewood Branch and continuing in the center of Spicewood Branch N 3° 30' E 185.29 feet to a point;

continuing with said Branch N 17° 00' E 165.0 feet to a point; continuing with said Branch N 30° 30' E 239.91 feet to a point; continuing with said Branch N 50° 00' E 532.2 feet, being the point of beginning, containing 22.66 acres according to the unrecorded survey of Donald R. Carver dated June 7, 1975.

Being the same property conveyed to Hubert E. Allen, Jr. under the Last Will and Testament of Hubert E. Allen, Sr., which Will was probated in the Probate Court of Davidson County, Tennessee under Docket No. M.B.243-817.

The Grantor herein grants to the owners of the remaining portion of the Allen tract the right to use the existing bridge and roadway over Marrowbone Creek at the front of the conveyed property for the purposes of ingress and egress to and from their respective property.

IN WITNESS WHEREOF he has hereunto set his hand on this the 1st. day of February, 1977.

Hubert E. Allen, Jr.
HUBERT E. ALLEN, JR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Conway H. Baxter, a Notary Public in and for said County and State, the within named HUBERT E. ALLEN, JR., the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 1st day of February, 1977.

Conway H. Baxter
NOTARY PUBLIC

CONWAY H. BAXTER NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4-30-78

D8795G

IDENTIFICATION REFERENCE

FEB 3 11 30 AM '77

REGISTER DAVIDSON COUNTY, TENN.