THIS INSTRUMENT PREPARED BY: Thomas M. Black, Attorney
223 Madison Street
Madison, TN 37115

18-P. 25

Buyers Address: 212 Pear Orhard Dr.
Goodlettsville, Tenn.
37072

Send Tax Bills To Same

Mail

QUITCLAIM DEED

5170 591

This instrument made and entered into on this the J day of July, 1977, by and between GOODLETTSVILLE CONSTRUCTION CO., INC., hereinafter referred to as Grantor, and H. PRESTON BALTHROP AND WIFE, BETTY M. BALTHROP, hereinafter referred to as Grantees;

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantees, all of its right, title and interest in and to the following real estate situated in Davidson County, Tennessee, described as follows:

JUL 13 MISC B* 6.00 * 6.00

Land in the 2nd Civil District of Davidson County, Tennessee, known as or described as the Balthrop Tract, according to an unrecorded survey by John B. Bates, Surveyor, dated June 1, 1977, and being Reserved Tract A and Reserved Tract B of said survey. Said tracts are described as follows:

Reserved Tract A: Beginning at a point in the northerly margin of Brick Church Pike at the southeast corner of said Reserved Tract A and the southwest corner of the R. L. Jones property; thence North 1° 50' 57" East 714.0 feet more or less to a point; thence North 5° 44' East 1,020.0 feet more or less to a point; thence Westerly 480.0 feet more or less to a point being the northwest corner of this tract and the northeast corner of the P.D. Lamberson property; thence South 4° 15' West 800.0 feet more or less to a point; thence South 81° 40' East 408.0 feet to a point; thence South 5° 44' West 250.0 feet to a point; thence South 1° 50' 57" East 705.34 feet to a point in the northerly margin of Brick Church Pike; thence along said northerly margin of Brick Church Pike; North 85° 03' West 50.0 feet to the point of beginning.

Reserved Tract B: Beginning at a point in the northerly margin of Brick Church Pike, being the southeast corner of this tract and the southwest corner of the tract shown as Tract 1 on said survey; thence North 37° East 709.0 feet to a point; thence North 81° 40' West 348.56 feet to a point; thence Southerly along a line adjacent to the C. T. Swindle property 715.0 feet more or less to a point in the northerly margin of Brick Church Pike; thence North 85° 03' West 252 feet more or less to the point of beginning.

Being a portion of the same property conveyed to Goodlettsville Construction Co., Inc. by deed from Thomas W. Drake, et ux, of record in Book 4756, page 339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all building restrictions and covenants set forth on said survey and which may be of record. Said survey note provides the following:

Reserved Tracts A and B shown hereon are not to be used as building sites and are hereby dedicated as easements for the use and benefit of the owners of Lot No. 1 to meet the requirements of the Metropolitan Board of Health. Said easements are not to be abandoned without the consent of the owners of Lot No. 1 and the approval of the Metropolitan Board of Health and the Metropolitan Planning Commission.

To have and to hold said property, with all appurtenances thereto, unto the Grantees, their heirs and assigns forever, with covenant of general warranty of title.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on this the day and date first above written.

GOODLETTSVILLE CONSTRUCTION CO., INC.

By: H. Preston Balthrop, President
H. Preston Balthrop, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. PRESTON BALTHROP, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the GOODLETTSVILLE CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Madison, Tennessee, this 27th day of July, 1977.

James E. Stewart
Notary Public

My commission expires: 2/23/78

BOOK 5170 PAGE 593

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

Carolyn J. Waddey
AFFIANT

Subscribed and sworn to before me, this 28th day of July, 1977.

Thomas E. Stewart
NOTARY PUBLIC

My commission expires: 2/23/78

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E14168

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IDENTIF. REFERENCE

JUL 13 12 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.