This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5254 PAGE 695

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
JOHN T. POND, JR. P. O. Box 90604 Nashville, Tn. 37209	First Federal Savings & Loan Fourth & Union, Nashville, Tn.	Map 41-7 Parcel 52 10 D 28070

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, LINDA POND SIMPKINS AND HUSBAND ROGER G. SIMPKINS, hereinafter referred to as Grantors, do hereby transfer and convey unto the said JOHN T. POND, JR., hereinafter referred to as Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

FEB 21 MISC 8* 4.00 * 4.00

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the K. J. Morris Lands, as of record in Book 57, page 49, Register's Office for said County, being part of Lots Nos. 44 and 45 on the Plan of Hickory Acres Subdivision Section I, not of record, described according to a survey made by Marshall H. Ragan, December 6, 1958, as follows: BEGINNING on the northerly margin of Bell Lane, said point being 2145.7 feet west of the westerly margin of State Highway No. 11; thence with the northerly margin of said Bell Lane, North 86° 14' west 71.53 feet; thence North 0° 45' west 159.07 feet to the original lot line between said Lots Nos. 44 and 45, and continuing in the same direction 58 feet, in all 217.07 feet; thence North 89° 15' east 98 feet to the westerly margin of Old Hickory Terrace; thence with the same, South 0° 45' east 198 feet to the beginning of a curve; thence around said curve in a southwesterly direction with a radius of 25 feet, 41.24 feet to the beginning.

Being the same property conveyed to John T. Pond, Jr., and wife, Linda S. Pond, by deed from Lucille Castleberry Hooper, of record in Book 4056, page 174, Register's Office for Davidson County, Tennessee; and pursuant to a Divorce Decree in the Circuit Court for Davidson County, Tennessee, No. 84884, John T. Pond, Jr., and Linda Sue Pond now own said property as tenants in common; the said Linda Sue Pond having since married and now being Linda Pond Simpkins.

Linda S. Pond, Linda Sue Pond, and Linda Pond Simpkins are one and the same person.

Roger G. Simpkins joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Possession to be given on March 19, 1978.

WITNESS our hands in Madison, Tennessee, this 17th day of February, 1978.

Linda Pond Simpkins
LINDA POND SIMPKINS

Roger G. Simpkins
ROGER G. SIMPKINS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA POND SIMPKINS AND HUSBAND, ROGER G. SIMPKINS, the within named bargainors, with whom I am personally acquainted, and who acknowledged, that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 17th day of February, 1978.

Carolyn F. MaHoney
NOTARY PUBLIC

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/15/81

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual consideration for this transfer is NONE.

John J. Pond Jr.
AFFIANT

Subscribed and sworn to before me this 17th day of February, 1978.

Carolyn F. MaHoney
NOTARY PUBLIC

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/15/81

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IDENTIF. REFERENCE

FEB 21 10 27 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.