E 55239

BOOK 5263 PAGE 449

IDENTIF. REFERENCE

MAR 17 2 45 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ None .

Kenneth L Campbell
Affiant

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

Pamela L Zumbrun
Notary Public

My Commission Expires: August 17, 1980.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Avenue, North
Nashville, Tennessee 37219

Address new owners as follows:
Kirkland W. Tood, Jr. and
Stanley Bernard, Co-Trustees
328 22nd Avenue, North
Nashville, Tennessee 37203

Send Tax Bills to:
same

Map-Parcel Numbers
Map 38
Parcel 3, 4, 18 + 27

MAR 17 MISC 8* 8.00 * 8.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ROBERT E. McCLELLAN, TRUSTEE, with full power to mortgage, sell, lease, transfer and convey without the joinder of any beneficiary, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying title to his Successor Trustees, has bargained and sold and hereby conveys and forever quitclaims unto KIRKLAND W. TODD, JR. AND STANLEY BERNARD, CO-TRUSTEES, with full power to mortgage, sell, lease, transfer and convey without the joinder of any beneficiary, their successors and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: A tract of land in the 13th, formerly the 25th and in the 14th, formerly the 24th, Civil Districts of Davidson County, Tennessee, described as a whole as follows:

BEGINNING at a stake in R. L. Bateman's eastern boundary line; thence north 6.93 poles with said Bateman's eastern boundary line to a stake with oak pointers, R. L. Bateman's northeast corner; thence with the northern boundary line of Bateman and Setters' lands, north 87-3/4 deg. west 123.7 poles to a stone, the northwest corner of Setters' land; thence north 78-1/3 deg. west 48 poles; thence south 47-1/4 deg. west 56 poles to an oak; thence south 70-1/2 deg. west 32 poles to a stake; thence south 37-3/4 deg. west 19 poles to a stake in hollow; thence south 83 deg. east 40 poles.

to an oak; thence south 68-1/2 deg. east 22 poles to a stake; thence south 81-1/2 deg. east 21 poles to a fourteen-inch hickory on side of hollow, being the southeast corner of the property conveyed to J. A. Highsmith and wife by R. L. Wilkinson, Trustee, et al, of record in Book 1261, page 132 of the Register's Office for Davidson County, Tennessee, also the northwesterly corner of the property conveyed to Highsmith and wife by said Wilkinson, Trustee, et al, of record in Book 1238, page 335, said Register's Office; thence with the westerly line of said property south 38 deg. east 7 poles; south 11 deg. east 34 poles, north 79 deg. east 16.6 poles and south 53 deg. east 16.6 poles to the southeasterly corner of the property conveyed to said Highsmith and wife by deed of record in Book 1238, page 335, said Register's Office, a point in an old road; thence south 2-1/2 deg. west 20.5 poles to a black oak (down); thence south 41 deg. east 41 poles to a 6 inch chestnut, the northeast corner of the old Allen Simpkins tract; thence along a fence with the northern boundary line of said Simpkins tract, north 88 deg. west 276 poles to a stake in an old stump with 6 inch red oak pointers, this being the northwest corner of said Allen Simpkins tract; thence south 31-1/2 poles to a 6 inch hickory stump, the southeast corner of the old James L. Young tract; thence West 136 poles to a stake with 18 inch dead chestnut pointer; thence north 90 poles to a white oak; said point being the northeast corner of the Elias Simkins tract; thence with the northern boundary line of said tract, north 83 deg. west 150.5 poles to a stake on the northwest slope of a ridge, with a 24 inch chestnut pointer; thence south 2-3/4 deg. west 136.48 poles to a stake on the south side of a ridge, 4 inch red oak pointers; thence north 88-1/2 deg. west 307 poles, more or less, to a point 41 poles east of a point in Archy Branch, an old marked beech pointer on the east bank of said branch, being the southeast corner of a tract of land conveyed by Jno. J. Rucker and L. J. Setters to Louis Newton, by deed of record in Book 142, page 497, Register's Office for Davidson County, Tennessee; thence north 2-3/4 deg. east with the eastern boundary line of said tract of land 106 poles to the northeast corner of said tract of land; thence north 88-1/2 deg. west 41 poles to the northwest corner of said tract of land; thence north 2-3/4 deg. east 113 poles to a stake and two 4 inch poplar pointers, said point being the southwest corner of the Frensley tract; thence south 87-1/2 deg. east 236.06 poles with the southern boundary line of the Frensley tract of land to a stake on a ridge; thence north 18 deg. west 21.8 poles to a point in a hollow run; thence down a drain north 11-1/4 deg. west 19.6 poles; thence north 20-1/4 deg. west 16 poles; thence north 26-3/4 deg. west 14 poles; thence north 18 deg. west 12 poles to a point 5 feet south of an 8 inch white oak; thence north 6-1/4 deg. east 10 poles to a point on the left bank of a branch with 24 inch beech pointers; thence north 17-1/4 deg. east 16 poles; thence north 38-1/4 deg. west 2 poles to a point in Little Marrowbone Creek; thence up said Creek with its meanders as follows: North 65 deg. east 14 poles south 84 deg. east 17.25 poles, north 6 deg. 1.5 poles to a small white walnut; thence along said creek north 53-1/4 deg. east 11.44 poles, south 81 deg. east 6.6 poles south 43-1/2 deg. east 5.4 poles south 64-3/4 deg. east 9.72 poles, south 85 deg. east 4.3 poles, north 67-1/4 deg. east 3.72 poles to two black walnuts on the north bank of Little Marrowbone Creek; thence leaving said creek north 47 deg. east 27.2 poles to a hickory with oak pointer on a ridge; thence south 43-1/4 deg. east 32 poles along the ridge to a 4 inch white oak; thence south 62 deg. east 26.84 poles to a stake; thence south 73 deg. east 69.6 poles to a stake on a ridge, red oak pointer; thence north 74 deg. east 17 poles to a stake at the head of a hollow, 5 inch dead locust pointer; thence north 3 deg. east 32 poles to a stake, red oak and chestnut pointers on a ridge; thence south 89 deg. east 105.3 poles to a stake with oak pointers on a ridge, the southwest corner of the Jno. Williams tract; thence with said Jno. Williams'

southern boundary line, south 89 deg. east 8.5 poles to a stake with hickory and oak pointers; thence north 72-1/4 deg. east 68 poles, more or less, to a large charred chestnut stump on a ridge, red oak pointer, being the southeast corner of the Jno. Williams' Home Tract and southwest corner of the Mary J. Owens' tract; thence south 12-3/4 deg. east 59 poles, more or less, to a stake on the south point of a ridge, gum and black oak pointers; thence north 79 deg. east 120 poles, with the southern boundary line of a 100 acre tract of land conveyed by Gustave Hackebeil and wife to L. J. Setters, recorded in Book 221, page 97, Register's Office for Davidson County, Tennessee to a point in Spicewood Branch,18.8 poles north along said branch from the junction of two hollows, elm and white oak pointers, the southwest corner of a tract of 80 acres, more or less, conveyed to Nannie Mai Dyer by A. C. Hellman, by deed of record in Book 1148, page 269, said Register's Office; thence with the southerly line of said Dyer property easterly 70 poles, more or less, to the southeast corner of said Dyer tract, a chestnut in the southwesterly corner of the Joseph Mullins lands; thence south 69-1/2 deg. east 31.3 poles to an oak on a ridge; thence north 39 deg. east 128 poles to a point in Wolf branch opposite the mouth of a ravine; thence down said branch with its meanders, north 10-1/4 deg. east 20 poles, more or less, to a point in said branch, the southwest corner of R. M. Goodall's tract of land at the junction of Wolf Branch and a small hollow, said point being also the southeast corner of a part of the Horton tract owned by J. J. Rucker's heirs and lying between Wolf branch and the R. M. Goodall tract, continuing down said branch north 46 deg. west 17 poles, north 38-1/2 deg. west 20.5 poles to a large elm, north 18-1/2 deg. west 18.75 poles; north 25 deg. west 14 poles,north 7-1/2 deg. west 14.5 poles to a sycamore at the mouth of Wolf branch on Little Marrowbone Creek; thence up said Creek south 89 deg. east 38.4 poles to a point in said creek above a concrete bridge, said point being the northwest corner of the R. M. Goodall tract; thence with the western boundary line of the R. M. Goodall tract, south 2 deg. west 70-1/2 poles to the southwest corner of said R. M. Goodall tract of land; thence up a small ravine with the southern boundary line of the R. M. Goodall tract, as follows: North 47-3/4 deg. east 5.25 poles, north 69-1/2 deg. east 27.5 poles, north 86 deg. east 4.6 poles; south 71 deg. east 12.48 poles to the southwest corner of a tract of land conveyed by Jno. J. Rucker and wife to Joe E. Carney and wife by deed of record in Book 181, page 553, Register's Office for Davidson County, Tennessee, and now owned by Mary J. Harrington, et al.,; thence with the southern boundary line of said tract of land, south 74-1/2 deg. east 37.8 poles to a point in the western boundary line of a tract of land owned by Mary J. Harrington et al,; thence with said line south 2 deg. west 77 poles, more or less, to a stake, red oak pointers; thence south 54-1/2 deg. east 18 poles to a 14 inch red oak; thence south 77-1/2 deg. east 11 poles to a stake with 10 inch chestnut pointers; thence south 88 deg. east 53 poles to a point in Eaton's Creek and Marrowbone Road north bridge, beech, dogwood and ash pointers; thence along the center of said road south 3-1/2 deg. east 15.8 poles, south 24-1/2 deg. east 6.9 poles south 37 deg. east 11.8 poles, south 45 deg. east 17.4 poles, south 32-1/2 deg. east 12.5 poles, south 1-1/2 deg. east 4 poles, south 40-1/4 deg. east 10.6 poles, south 21-1/2 deg. east 10.4 poles, south 62-1/2 deg. east 5 poles to the intersection of Eaton's Creek Road and the New County Highway down Sulphur Creek; thence south with the center of the New County Highway down Sulphur Creek to W. H. Holt's northern boundary line; thence with W. H. Holt's northern boundary line north 82 deg. west to the beginning, containing 1685 acres, more or less, according to a survey made August ____, 1933, by Erle Drake, County Surveyor of Davidson County, Tennessee.

TRACT NO. 2: A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake on the bank of Little Marrowbone Creek, the southwest corner of a tract of land conveyed by J. E. Horton and wife, to Rucker and Setters by deed of record in Book 225, page 589, Register's Office for Davidson County, Tennessee; thence up said Creek with said Rucker and Setters' south line north 69 deg. east 42 poles, south 83-1/4 deg. east 32-2/8 poles to a sycamore at the mouth of Wolf Branch; thence up said branch south 7-1/2 deg. east 14-1/2 poles; south 25 deg. east 14 poles, south 18-1/2 deg. east 18-3/4 poles to a large elm; south 38-1/2 deg. east 20-1/2 poles to the mouth of a small ravine; south 40 deg. east 17 poles to another ravine; thence leaving said branch south 39 deg. west 128 poles to a black oak on a ridge in Van Rust line; thence with his line north 69-1/2 deg. west 31.3 poles to a small chestnut; thence north 27-1/2 deg. west 59.4 poles to a black oak; thence north 29 deg. east 12 poles to a black oak; thence leaving Rust line north 31 deg. east 32 poles to a stone corner between Horton's 46.4 acre tract and his 44.1 acre tract; thence north 76 poles, more or less, to the beginning, containing 90-1/2 acres be the same more or less.

Being the same property conveyed to Robert E. McClellan, Trustee, with full power to mortgage, sell, lease, transfer and convey without the joinder of any beneficiary by deed from John A. McDonald, Harold P. Templeton and Martha Bone Crowe of record in Book 4156, page 282, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 16th day of March, 1978.

Robert E. McClellan
ROBERT E. McCLELLAN, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Joan Sanders, a Notary Public in and for said County and State, the within named Robert E. McClellan, Trustee, with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of March, 1978.

Joan Sanders
Notary Public

My Commission Expires:
8-25-81

JOAN G. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES 8-25-1981