PREPARED BY:
INGRAHAM, YOUNG & CORBETT
21st Floor Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Timothy J. Villager	Same	82-12-Par 343
5005 Villa Crest		82-12-Par 344
Nashville, TN 37220		

QUITCLAIM DEED

BOOK 5281 PAGE 544

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT R. HOOVER as GRANTOR herein, does hereby grant, bargain, quitlcaim and by these presents does transfer and convey unto TIMOTHY J. VILLAGER as GRANTEE herein, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for said County, and described according to a survey made by H.B. Fowlkes, Surveyor, May 1945, as follows:

BEGINNING at a stake at the northeast corner of McFerrin Avenue and Woodland Street; thence in a northwesterly direction along the easterly margin of McFerrin Avenue 79 feet to a stake; thence in an easterly direction 98.5 feet to a stake; in the westerly line of the property conveyed to Charles M. Stevens and wife, in Book 1324, page 28, Register's Office for said County; thence along said Stevens line in a southerly direction 79.5 feet to a point in the northerly margin of Woodland Street;thence in a westerly direction along the northerly margin of Woodland Street 81.5 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Woodland Street at the southeast corner of the property conveyed to Mrs. Carl Eva Gardner Holt by deed from D.E. Mallernee, Jr., and wife, of record in Book 1341, page 147, Register's Office, being 81.5 feet, more or less, east of the westerly margin of McFerrin Avenue; thence with said Holt's easterly line northwardly 79.5 feet to her northeast corner, continuing in the same direction 14.63 feet,

in all, 94.13 feet to the southwest corner of the property conveyed to William Dancer and wife, by Deed from D.E. Mallernee, Jr., and wife, of record in Book 1316, page 456, said Register's Office, thence with said Dancer's southerly line eastwardly 41.75 feet to the line between Lots 11 and 12; thence with said line southwardly 97 feet to the northerly margin of Woodland Street; thence with said street westwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to Robert R. Hoover and Timothy J. Villiger by deed from Karl H. Sollmann and wife, Nancy G. Sollmann of record in Book 4534, Page 569, Register's Office for said County.

This is improved property known as 927 Woodland, Nashville, Tennessee, 37206.

TRACT III:

Being a part of Lot No. 11 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for Davidson County, Tennessee, described according to a survey dated October 9, 1972 by Ralph W.C.Lambert, Surveyor, as follows:

Beginning at an iron pin in the northerly margin of Woodland Street, the common corner of Lots 11 and 12 on said plan; thence with the line between said lots N 41° 00' W 82.55' to an iron pin; thence N 57° 23' E 15.1' to an iron pin; thence S 29° 07' E 80.5' to the point of beginning.

Being the same property conveyed to Robert R. Hoover and Timothy J. Villiger from Rufus M. Webb and wife, Dee A. Webb by deed of record in Deed Book 4772, Page 602, in the Register's Office of Davidson County, Tennessee.

THERE IS ALSO CONVEYED HEREIN AN EASEMENT; being 32 feet wide for ingress and egress, extending from the northerly line of the above described parcel to city alley No. 258 as shown on said plan, a distance of 84 feet, more or less, as measured along the easterly line of the said Webb property.

Included in this description but excluded from this conveyance is the following:

Being part of Lot No. 12 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office of Davidson County, Tennessee, described according to a survey dated October 19, 1972 by Ralph W.C. Lambert, surveyor, as follows:

Beginning at an iron pin in the line between Lots 11 and 12 on said plan, said point being N 41° 00' W 82.55' from Woodland Street; thence along the line between said Lots N 41° 00' W 15.45' to a point; thence S 61° 00' W 41.75' to a point; thence S 38° E 14.63' to a point; thence N 57° 23' E 45.2' to the point of beginning.

Being a part of the same property conveyed to Rufus M. Webb and wife, Dee A. Webb from Robert R. Hoover and Timothy J. Villiger by deed of record in Book 4772 Page 605, Register's Office for said County.

SUBJECT to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of May, 1978.

Robert R. Hoover

Mary C. Hoover

E63571

MAY 4 3 06 PM '78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

MISC 6.0 * 6.00

PERSONALLY appeared before me, the undersigned, Notary Public in and for the said County and State, the within named ROBERT R. HOOVER and MARY C. HOOVER, the Bargainors, with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tn., this 1st day of May, 1978.

Notary Public

MARY L. GOODMAN NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

11-1-80

AFFIDAVIT OF VALUE

The actual consideration for the conveyance is $1.00.

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this the 1st day of May, 1978.

NOTARY PUBLIC

RUBEN RUSSO NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: