Prepared by LITTLE, THRAILKILL & OWEN, P. C.
25TH FLOOR
1ST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

1518 02/06 8.00- CHECK

ADDRESS OF NEW OWNER:

SEND TAX BILLS:

RONALD COLEMAN
3716 Hillsboro Road
Nashville, Tennessee 37215

MAP PARCEL NO.
42-16---103, 104, 105
117-15---2

BOOK 5392 PAGE 768

QUITCLAIM DEED

This instrument made and entered into on this third day of January, 1979, by and between A. J. Coleman, hereinafter called "Grantor" and Edith Burrell Coleman and Ronald Coleman, as "Grantee,"

WITNESSETH

That for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, Grantor hereby transfers, conveys and quitclaims unto Edith Burrell Coleman a one-sixth (1/6) undivided interest and unto Ronald Coleman a five-sixths (5/6) undivided interest in and to the Grantor's undivided one-half (1/2) interest in described real estate in Davidson County, Tennessee, to wit:

Parcel A:

Tract No. 1:
Land in Davidson County, Tennessee being the northeasterly part of Lot No. 39 in Douglas-Levine Subdivision at Madison, of record in Book 547, page 44, Register's Office for said County, and described as follows:
BEGINNING on the westerly margin of Gallatin Pike at a point 87 feet north of the line between Lots Nos. 38 and 39, running thence northerly with the westerly margin of said Pike 80 feet to an iron pin, the northeast corner of said Lot 39, thence westerly and with the north line of said lot, 140 feet to a point; thence southerly and parallel with said Pike 70 feet to a point; thence easterly 140 feet to the beginning.

Tract No. 2:
A tract of land in the 11th formerly 19th, Civil District of Davidson County, Tennessee, and being shown as an unnumbered tract on

the plan of a part of the N. V. Cox Home Place, of record in Plan Book 3, Page 24, Chancery Court, and described as follows:
BEGINNING at a point in the westerly margin of the Gallatin Turnpike at the northeast corner of Lot No. 39 on the Map of Douglas Levine's Subdivision, of record in Book 547, page 44, Register's Office for said County, being the southeast corner of this lot; thence with the margin of said pike northerly 100 feet to a point at the southeast corner of a lot marked "A" on said Cox plan; thence with the south line of the same westerly 140 feet to a point; thence southerly 121.5 feet to the north line of Lot No. 39 of said Douglas Levine's Subdivision; thence with the north line of the same, easterly 141.5 feet to the beginning.

Being the same property conveyed to A. J. Coleman and wife, Edith Coleman, by two deeds, one from J. C. Eller and wife, of record in Book 2284, page 447; and the other from Eller Bros., Inc., of record in Book 2284, page 459; said Register's Office.

Tract No. 3:
Being Lot No. B and the north part of Lot No. A on the Map showing the subdivision of the N. V. Cox Home Place at Madison, in Plan Book 3, page 24, Chancery Court at Nashville, and described as follows:
BEGINNING at a point in the west margin of Gallatin Pike, 200 feet south of the south margin of Old Hickory Boulevard; thence westerly 141.5 feet, more or less to a point; thence southerly 60 feet 2 inches to the northwest corner of a part of Lot No. A, that was conveyed to Madison Radio and Television Service by deed of record in Book 2804, page 400 Register's Office for said County; thence along the north line of said lot, so conveyed, easterly 140 feet to the west margin of Gallatin Pike, said point being 280 feet 2 inches south of the south margin of Old Hickory Boulevard; thence with the margin of the said Gallatin Pike, northerly 80 feet 2 inches to the point of the beginning.

Being the same property conveyed to A. J. Coleman and R. L. Coleman from Douglas L. Smith and wife, Mary E. Smith, by deed of record in Book 2965, page 29, Register's Office, Davidson County.

This is improved property located at 130-136 Gallatin Road.

Parcel B:

Being parts of Lots Nos. 2 and 3 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described partly according to a survey made by Geo. W. Watkins, Surveyor, September 30, 1953, as follows:
BEGINNING at a point on the easterly margin of the Hillsboro Road, 150 feet northerly from the northeast corner of said Hillsboro Road and Glen Echo Drive; then with said Road, northwardly 222.75 feet to an iron pin at the southwest corner of the property conveyed to Laurine Wallace Vail by deed from J. W. McMillen, of record in book 2984, page 86, Register's Office for said County; thence with her southerly line, south 88° 15', east 285 feet to an iron pin, the northwest corner of the property conveyed to the Edwin A. Keeble Corporation by deed from Edwin A. Keeble, of record in book 2149, page 365, said Register's Office; thence with the westerly line of said property, south 22° 45' west 429.5 feet to an iron pin in the northerly margin of Glen Echo Drive; thence with said Drive, westwardly 100.5 feet to a point 150 feet from the northeast corner of said Hillsboro Road and Glen Echo Drive; thence northwardly 150 feet; thence westwardly 150 feet to the beginning.

This conveyance is made subject to easements contained in an instrument of record in book 1141, page 378, said Register's Office; restrictive covenant contained in deed of record in book 1472, page 215, said Register's Office; and provisions contained in book 2028, page 284, book 2035, page 13, and book 1472, page 215, said Register's Office.

Being the same property conveyed to A. J. Coleman and Ronald Coleman from Hilltop Properties by deed of record in Book 3924, page 945, Register's Office, Davidson County.

This is improved property located at 3716 Hillsboro Road.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto, belonging to the said Grantees, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and date first above written.

A. J. Coleman
A. J. COLEMAN, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Charlene Wells, a Notary Public in and for said County and State, the within named A. J. COLEMAN 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, the 9th day of Jan., 1979.

Charlene Wells
Notary Public

My Commission Expires:

[illegible], 1982

NOTARY PUBLIC DAVIDSON COUNTY

IDENTIFICATION REFERENCE
FEB 6 11 00 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F-I-29963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Ronald Coleman
Affiant

Subscribed and sworn to before me, this the 6th day of Feb., 1979.

W. W. Wilson
Notary Public

My ~~Commission Expires:~~ Aug. Req.