This Form furnished by Attorneys Title Company,

FROM
SUZANNE G. CHALFONT

BOOK 5609 PAGE 161

2437

06/04 6.00-

CHECK

TO FRANK F. CHALFONT

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank F. Chalfont (NAME) | SAME (NAME) | 104-3-7 |
| 2301 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

David B. Herbert
ORTALE, KELLEY, HERBERT and CRAWFORD
23rd Floor
L & C Tower
Nashville, Tennessee 37219

mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ - NONE - Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF [illegible] 1994.

Notary Public

MY COMMISSION EXPIRES: 7-7-97

(AFFIX SEAL)

For a consideration the receipt and sufficiency whereof is hereby acknowledged, the undersigned, by these presents, quitclaims, grants and conveys unto FRANK F. CHALFONT, all the undersigneds interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Being situated in the First Civil District, being the southerly 49 feet of Lot No. 6 on the Plan of Shields' Subdivision of Lot No. 45 of Boyd Cockrill Spring tract as recorded in Book 57, page 51, Register's Office for Davidson County, Tennessee, and being more fully described as follows: Beginning at an iron pin set at the southwesterly corner of said Lot 6 on the easterly margin of 28th Avenue North, that is 140.7 feet northerly of the northerly margin of West End Avenue, as widened, thence; N. 34° 06' 50" W, a distance of 49.00 feet to a P.K. nail set, thence; severing Lot 6, N 56° 17' 10" E, a distance of 150.00 feet to a P.K. nail set on the northerly margin of a 10 foot alley, thence; S 56° 17' 10" W, a distance of 150.00 feet to the point of beginning and containing 7,350 square feet or 0.17 acres, as per survey by Ragan-Smith & Associates, Inc., dated February 17, 1978.

Together with a perpetual exclusive easement appurtenant to the above described fee simple tract, for the purpose of vehicular and pedestrian ingress and egress to and from the above tract, for the use and benefit of the Grantee, his successors, assigns, licensees, tenants, suppliers and customers over and upon and across the following property: The southerly eight (8) feet of Lot 7, and the northerly and one (1) foot of Lot 6, being contiguous with the above described fee simple tract for a depth of one hundred-twenty (120) feet from 28th Avenue North.

Grantors herein reserve an exclusive easement for the purpose of vehicular and pedestrian ingress and egress, to and from the Grantors, their heirs, suppliers and customers, over and across the northerly 10 feet of Lot 6 on the Plan of Shield' Subdivision of Lot 45 of the Boyd Cockrill Spring Tract, of record in Book 57, page 51, said Register's Office, for a depth of 120 feet from 28th Avenue North.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, DAVID B. HERBERT, a Notary Public in and for said County and State, the within named SUZANNE G. CHALFONT

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of MAY, 1980

Commission expires 7-27-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the name by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

F 9.2080

IDENTIF. REFERENCE

JUN 4 2 46 PM '80

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

Being the same property conveyed to Frank F. Chalfont by deed from Carl E. Wood and wife, Eleanor Ann Wood, as of record in Book 5293, page 164, Register's Office for Davidson County.

Suzanne G. Chalfont

SUZANNE G. CHALFONT