BOOK 5721 PAGE 74

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Mary Ann O'Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1981

W. L. Weems
Notary Public

MY COMMISSION EXPIRES: May 1, 1983

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann O'Connor	New Owner	Map 78
(NAME) Rt #3. Old Hickory Blvd	(NAME)	Parcels 5 & 6
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37218	(STREET ADDRESS)	13D-48950 13D-48085
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Robert G. O'Connor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann O'Connor

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBITS "A" AND "B" ATTACHED AND MADE A PART OF HERETO

This being the same property conveyd to Robert G. O'Connor and wife, Mary Ann O'Connor by deed of record in Deed Book 3877, Page 957, said Register's Office.

This conveyance is subject to a First Mortgage to Federal Land Bank of Louisville in the original amount of $82,100.00, executed March 21, 1969 and filed for record April 8, 1969 in Book 4324, Page 10, said Register's Office.

This conveyance is subject to Lease Agreements between W.G.B. & Company and Robert G. O'Connor and wife, Mary Ann O'Connor of record in Book 4430, Page 996 and Book 4034, Page 597, said Register's Office.

This conveyance is subject to Flowage Easements of record in Book 2155, Page 311 and Book 2143, Page 202, said Register's Office.

This conveyance is subject to an easement for privilege of obtaining water from spring on 10-acre tract of record in Book 1760, Page 311, said Register's Office.

This conveyance is subject to an easement for drainage of record in Book 388, Page 417, said Register's Office.

This conveyance is subject to the rights of parties as set out by AGREED FINAL ORDER - of record in Minute Book 150B, Page 1012, Docket #84580 in the First Circuit Court for Davidson County, Tennessee.

This is {unimproved ( ) / improved (xx)} property, known as Route # 3, Old Hickory Blvd., Nashville, TN 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

~~His and assigns, against the lawful claims of all persons whomsoever.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of March, 19 81

Robert G. O'Connor: X Robert G. O'Connor

STATE OF TENNESSEE
Davidson County

BOOK 5721 PAGE 75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. O'Connor

the bargainor ____, 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, this 10th day of March 19 81

Commission expires 1-22-84

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 (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainer, and corporation, and that (he) as such ____ and ____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same 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

QUITCLAIM ~~WARRANTY~~ DEED

FROM
Robert G. O'Connor

TO
Mary Ann O'Connor

333111

RUSH

IDENTIFICATION REFERENCE

MAR 13 11 19 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

EXHIBIT "A"

Two tracts of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Being in what is known as Whites or Bell's Bend on the Cumberland River, and on the Whites Bend County Road, and more particularly described as follows:

Beginning in the middle of said County Road in the Hunt's or Gafford's south line, being the northwest corner of the 53.95 acres of land conveyed to J. G. Cantrell by deed of record in Book 311, page 225, Register's Office for said County; running thence with said Gafford's south line north 88° west 213.5 poles, more or less, to low water mark on the Cumberland River; thence up said River about south 8° east 108 poles, more or less, to the northwest corner of the Susan M. Seat 600 acre tract; thence with the north line of said tract south 88° east 148 poles, more or less, to the northwest corner of a two-acre tract conveyed by Anderson to McWhorter and Seat, by deed recorded in Book 30, page 120, Register's Office for said County; thence south 2° west 12.7 poles to the southwest corner of said 2-acre tract; thence with the south line of said tract south 88° east 16.8 poles, more or less, to the middle of said Whites Bend County Road; thence with the middle of said Road as follows: North 3° west 20 poles, north 39° east 4 poles, north 30° east 12 poles, north 11-1/2 degrees east 16 poles, north 29-1/2 degrees east 14 poles, north 13° east 28 poles, and thence north 21-1/2 degrees east 28.4 poles to the place of beginning, containing 125.61 acres but called 134 acres, more or less. Including but excluding therefrom a tract of 1.67 acres, more or less, conveyed to William Keel, Jr. and wife, by deed from Grover H. Standlee, Jr. and wife, of record in Book 2693, page 571, said Register's Office.

BEING the same real property conveyed to Robert G. O'Connor and wife, Mary Ann O'Connor by deed from Grover H. Standlee, Jr. and wife, Juanita K. Standlee of record in Book 3877, page 957, said Register's Office.

TRACT NO. 2: Described according to a survey made by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee, August 26, 1949, as follows:

Beginning in the center line of Old Hickory Boulevard at the southeast corner of a ten acre tract of land being sold to Sam B. Bess by deed from Wm. W. Lane and wife; thence with the center line of said Boulevard, south 90° west 29.9 poles; thence south 4-1/2 degrees west 8 poles; thence south 1/2 degree east 8 poles; thence south 5° east 8 poles; thence south 9° east 16 poles; thence south 4-1/2 degrees east 8 poles; thence south 3-1/2 degrees west 8 poles; thence south 12° west 8 poles; thence south 19-1/2 degrees west 8 poles; thence south 25-1/2 degrees west 8 poles to the center line of Old Hickory Boulevard; thence leaving said road, north 87° west 219 poles, more or less, to low water mark of Cumberland River; thence with low water mark of said River, north 2-1/2 degrees east 127.3 poles;

EXHIBIT "A" (Continued)

thence south 87° east 136.6 poles to the northwest corner of the ten acre tract sold to Sam B. Bess; thence with his west line, south 3° west 18.2 poles to Bess' southwest corner; thence with his south line, south 87° east 86.4 poles to the center line of Old Hickory Boulevard, the point of beginning, containing 166.2 acres, more or less.

Together with an easement across the lands of Sam B. Bess as more fully described in deed from Wm. W. Lane and wife to Sam B. Bess, of record in Book 1762, page 571, said Register's Office.

Being the same real property conveyed to Robert G. O'Connor and wife, Mary Ann O'Connor by deed from Grover H. Standlee, Jr. and wife, Juanita K. Standlee of record in Book 3877, page 957, said Register's Office.

SEE EXHIBIT "B" HERETO ATTACHED FOR EXCLUDED PROPERTY.

EXHIBIT "B"

INCLUDED BUT SPECIFICALLY EXCLUDED FROM EXHIBIT "A" ARE THESE PROPERTIES.

TRACT NO. 1: Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, and being described according to a survey by J. R. Sanford, dated July 27, 1965.

BEGINNING at a point in the center of Old Hickory Boulevard, said point being 165 feet northerly from the southeast corner of a 166.2 acre tract conveyed to O'Connor Homes of Nashville, Inc., by deed of record in Book 3435, page 456, Register's Office for said County; thence south 89 deg. 30' west 315 feet to an iron pin; thence north 3 deg. 28' east 410 feet to an iron pin; thence north 89 deg. 30' east 355.4 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard, southerly 418.2 feet to the point of beginning and containing 3.24 acres, more or less.

BEING the same property conveyed to Jimmy J. Jones and wife, Hazel J. Jones by deed from Robert G. O'Connor and wife, Mary Ann O'Connor and of record in Book 4094, page 76, said Register's Office.

TRACT NO. 2: A certain lot or parcel of land situated in the 13th Civil District of Davidson County, Tennessee, and is bounded and described by metes and bounds as follows:

BEGINNING at a spike in the centerline of Clees Ferry Road, said point being 77.5 feet from the northeast corner of the property conveyed to William Keel, Jr., and wife, by deed from Grover H. Standlee, Jr., and wife, of record in Book 2693, page 571, of the Register's Office of Davidson County; thence leaving said road, South 72° 37' 20" West 96.58 feet to an iron pin; North 55° 51' 20" West 95.01 feet to an iron pin; North 17° 28' 30" West 490.40 feet to an iron pin; North 72° 41' East 219.1 feet to an iron pin; South 56° 47' East 72.33 feet to an iron pin; South 53° 54' East 268.78 feet to a spike in the centerline of Clees Ferry Road, said point being 84 feet southwesterly of the center of a bridge on said road; thence, with the centerline of said road, South 15° 58' 20"West 188.92 feet to a spike; South 33° 26' West 211.68 feet to the point of beginning, containing 4.07 acres, more or less.

BEING part of the same property conveyed to Victor L. Woehler and wife, Hallie D. Woehler by deed from Robert G. O'Connor and wife, Mary Ann O'Connor, of record in Book 5340, page 229, Register's Office for Davidson County, Tennessee.