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RUSH

IDENTIF. REFERENCE

SEP 14 1 53 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5794 PAGE 184

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO:
William E. Higgins and wife, Janice M. Higgins 205 Concord Park W. Nashville, Tennessee	William E. Higgins and wife, Janice M. Higgins 205 Concord Park W. Nashville, Tennessee	Part of 116-3-16 and 137

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, THOMAS C. SCOTT, TRUSTEE, have bargained and sold and by these presents do transfer, quitclaim, and convey unto WILLIAM E. HIGGINS and wife, JANICE M. HIGGINS, with full power all of my right, title and interest in and to the real estate described in Exhibit "A" attached hereto.

This conveyance is subject to temporary construction and ingress and egress easements retained and reserved by said Thomas C. Scott, Trustee, over said land for the excavation of Sugartree Creek, provided said Thomas C. Scott, Trustee must repair and replace any disruption of the land caused by said construction or excavation. Thomas C. Scott, Trustee, his successors and assigns, shall further have the perpetual right of ingress and egress across the land described and so designated in Exhibit A for the purpose of maintaining the channel of Sugartree Creek.

I, Thomas C. Scott, Trustee, do further grant a perpetual easement to said William E. Higgins and wife, Janice M. Higgins, for their use and enjoyment over the land described in Exhibit B attached hereto, provided no improvements except a fence may be built on said land.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. HIGGINS and wife, JANICE M. HIGGINS, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 25th day of August, 1981.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

This is unimproved property with no street number.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

Thomas C. Scott
AFFIANT

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC · STATE OF TENNESSEE · AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Thomas C. Scott, Trustee, the within bargainor, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 25th day of August, 1981.

Juanita V. Thomason
NOTARY PUBLIC

JUANITA V. THOMASON NOTARY PUBLIC TENNESSEE

My commission expires: July 21, 1984

EXHIBIT A

Being a tract of land located in the Seventh Civil District of Davidson County, Tennessee, located generally 500 feet Southwest of Woodmont Boulevard adjacent to the South line of Sugartree Subdivision, and more particularly described as follows:

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, R.O.D.C. and Sugartree, Phase II, Book 4955, Page 84, R.O.D.C., said point being the North corner of the tract herein described;

Thence, with the line of Sugartree, S. 42° 30' E., 150.00 feet to a point;

Thence, leaving Sugartree, N. 83° 55' 46" W., 59.97 feet to a point;

Thence, N. 54° 00' 16" W., 99.48 feet to a point;

Thence, N. 40° 16' E., 60.00 feet to the point of beginning;

Containing (5952 sq. ft.) 0.14 Acres more or less.

Being a portion of the same property conveyed to Thomas C. Scott, Trustee, from Sam A. Buchanan, III as of record in Book 5513, Page 182, R.O.D.C. and from William E. Higgins and wife Janice M. Higgins, as of record in Book _____, Page _____, R.O.D.C.

Grantor hereby retains a perpetual easement for ingress and egress across the following portion of the above property for the purpose of maintaining the channel of Sugartree Creek:

Beginning at a point in Higgins new line, South 39.94 feet from the Southwest corner of said Sugartree Subdivision;

Thence, S. 54° 00' 16" E., 132.74 feet to a point;

Thence, N. 83° 55' 46" W., 40.09 feet to a point;

Thence, N. 54° 00' 16" W. 99.48 feet to a point;

Thence, S. 40° 16' E., 20.06 feet to the point of beginning.

EXHIBIT B

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, R.O.D.C. and Sugartree, Phase _____, Book 4955, Page 84, R.O.D.C.

Thence, S. 40° 16' W., 60.00 feet to a point;

Thence, N. 49° 44' W., 5,00 feet to a point;

Thence, N. 40° 16' E., 189.05 feet to a point;

Thence, S. 49° 44' E., 5.00 feet to a point in the North corner of Parcel 205, Sugartree, Phase II;

Thence, with the West line of said parcel S. 40° 16' W., 129.05 feet to the point of beginning.

Containing (945 sq. ft.) 0.02 Acres more or less.

Being a portion of the same property conveyed to Thomas C. Scott, Trustee from Sam A. Buchanan, III of record in Book 5513, Page 182, R.O.D.C.

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