THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 5845 PAGE 601

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GEORGE F. GRAHAM and wife, BETTY GRAHAM 3908 Keeley Drive Nashville, Tn. 37211	SAME	133-6 155.1-234

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and for the express purpose of making a re-conveyance to GEORGE F. GRAHAM and BETTY J. GRAHAM, we, GEORGE F. GRAHAM and PAUL D. GRAHAM, individually and d/b/a NASHVILLE PRINTING & OFFICE SUPPLY COMPANY, a partnership, do by these presents quitclaim and convey unto PHILIP W. DUER, TRUSTEE, his successors and assigns the following described tract or parcel of land in Davidson County, Tennessee, to wit:

TRACT 1: Land in the Sixth Civil District of Davidson County, Tennessee, being described according to a copy of a survey made January 5, 1962, by James L. Murphy, Jr., Co., as follows:

Beginning at an iron pin set in the northeasterly margin of Nolensville Road which said point is located 226.75 feet southeasterly from the southeasterly corner of the intersection of Nolensville Road and Wheeler Avenue; thence south 87° 43' east 142.60 feet to an iron pin; thence south 26° 33' east 54.19 feet to an iron pin; thence north 87° 43' west 150.0 feet to an iron pin set in the northeasterly margin of Nolensville Road; thence with said margin of said road, north 26° 33' west 54.85 feet to the point of beginning.

Grantors also conveyed unto the said Grantee such interest as they may have in and to an easement for ingress and egress over and upon a strip of land 10.99 feet in width at the front line thereof on Nolensville Road and at the terminus thereof which is coextensive with the rear line of the above described property, said strip having an actual width of 10 feet and lying adjacent to and immediately south of the southerly line of the property herein above described and further reserved to their own use and easement for ingress and egress over and upon the southerly 10 feet to the land therein described. Said grant of easement and reservation of easement constitute an easement 20 feet in width reserved for the joint use of the owners of the land herein conveyed and the owners of land lying south of the land herein conveyed for ingress and egress.

TRACT 2: Land in the Sixth Civil District of Davidson County, Tennessee, also being part of the original part of Tibbs property and described according to a copy of a survey by E. L. Miller, Jr. & Co., dated July 15, 1965, as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to Audie Jo Johnson, Trustee, by deed from C. V. Tibbs and wife, of record in Book 3339, page 29, Register's Office for Davidson County; thence southwestwardly 54.2 feet to an iron pin, the northwest corner of the property conveyed to the herein Grantors, by deed from C. V. Tibbs and wife, of record in Book 3671, page 539, said Register's Office; thence with the north line of the property so conveyed to the Grantors herein eastwardly 7.7 feet to an iron pin; thence south 87° 59' east 160.9 feet to an iron pin; thence south 4° 20' east 82.0 feet to an iron pin; thence south 73° 25' west 70.0 feet to an iron pin in the easterly line of the property conveyed to J. Lillard

01/28 74.55 CHECK

9943

Templeton, Jr., and Gerald E. Sheridan by Deed from the Grantors herein of record in Book 3768, page 241, said Register's Office; thence with Templeton, et al.'s east line, north 24° 20' west 65.0 feet to an iron pin, Templeton's northeast corner; thence with Templeton's northline south 87° 41' west 50.0 feet to an iron pin to the beginning.

Also conveyed herein as all of the right, title and interest which they may have in and to a certain easement for ingress and egress to and from the subject property as described in Deed of Record in Book 3339, page 29, extending over the north part of the property conveyed to J. Lillard Templeton, et al., of record in Book 3768, page 241; said easement as described in Book 3339, page 29, measures 10.99 feet at Nolensville Road and extends eastwardly 150 feet along the south line of the property conveyed to Audie Jo Johnson, Trustee, measuring 10 feet in width at the southeast corner of the property so conveyed and running through the property of said Templeton, et al. (supra) along the north 10 feet; which said easement was extended eastwardly an additional 50 feet, terminating at Templeton, et al.'s northeast corner and being also 10 feet in width, all as set forth in the Deed to said Templeton, et al., (supra) and shown on the survey of Templeton, et al. property and survey by E. L. Miller, Jr. & Co., dated May 22, 1964. Also conveyed herein is all our right in said easements which we may have over the Johnson land (see Book 3339, page 29, Register's Office for Davidson County, Tennessee).

Being the same property conveyed from Robert A. Whitson, et ux., to George Franklin Graham and Paul D. Graham as of record in Book 4950, page 557, the said George Franklin Graham and George F. Graham being one in the same person.

This is improved real property known as 3708 Nolensville Road, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may effect the premises. Betty J. Graham, wife of George F. Graham, and Janice Graham, wife of Paul D. Graham, join in this instrument for the purpose of conveying any interest they may have in the above described property.

And now, I, the said PHILIP W. DUER, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto GEORGE F. GRAHAM and wife, BETTY J. GRAHAM, their heirs and assigns, the same property herein above described and set forth to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 22 day of January, 1982.

George Franklin Graham
GEORGE F. GRAHAM

Paul D. Graham by Janice R. Graham atty. in fact
PAUL D. GRAHAM

Betty J. Graham
BETTY J. GRAHAM

Janice Graham
JANICE GRAHAM

Philip W. Duer Trustee
PHILIP W. DUER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary PUBLIC in and for said County and State, the within named GEORGE FRANKLIN GRAHAM, BETTY JANE GRAHAM, PAUL D. GRAHAM, by and through a lawful power of attorney granted by the said PAUL D. GRAHAM to JANICE RUTH GRAHAM as attorney in fact, JANICE RUTH GRAHAM and PHILIP W. DUER, TRUSTEE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, in their individual and joint capacities.

Witness my hand and official seal at Nashville, Tennessee this 22 day of January, 1982.

Barry R. Gilbreath
NOTARY PUBLIC

My Commission Expires: 7/11/83

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

G77603

IDENTIF. REFERENCE

JAN 28 8 47 AM '82

FELIX Z. ROLLON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this matter is $ 25,000.00.

George Franklin Graham
AFFIANT

Sworn to and subscribed before me this 22 day of Jan., 1982.

Barry R. Gilbreath
NOTARY PUBLIC

My Commission Expires: 7/11/83

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5845 PAGE 604

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	74.50-
			9943A01/28/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

377603

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IDENTIF. REFERENCE

JAN 28 8 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864586