THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

mail

QUITCLAIM DEED

New Owner; and BOOK 5909 PAGE 820

FROM: HOMER E. CHANCE

TO: MARGARET I. CHANCE

SEND TAX BILLS TO:

Margaret I. Chance
608 Gallatin Road, North
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, HOMER E. CHANCE, Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto MARGARET I. CHANCE all his estate, right, title and interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT II:

MAP PARCEL
43-9-31

LAND in Davidson County, Tennessee, being Lot No. 4 on Block "A," on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for said County.

SAID Lot fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line, included herein, but to be excluded herefrom is that strip of ground conveyed to the State of Tennessee for the widening of Gallatin Pike, as of record in Book 2494, page 129, said Register's Office.

BEING the same property conveyed to Homer E. Chance, individually, by deed from Randy E. Chance, Trustee, of record in Book 4603, page 844, Register's Office for Davidson County, Tennessee.

TRACT III:

BEING Lot No. 5 of Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County.

MAP PARCEL
43-9-30

SAID Lot No. 5 fronts 54 feet on the easterly side of the Gallatin Road and runs back between parallel lines, with the northerly margin of Lovell Street, 150 feet to a dead line.

BEING the same property conveyed to Homer E. Chance, individually, by deed from Randy E. Chance, Trustee, of record in Book 4603, page 844, Register's Office for Davidson County, Tennessee.

But said description and conveyance are modified by easement for right-of-way of Gallatin Road and Lovell Street lying within boundaries of above premises and the slopes of cuts and fills will be outside of and beyond the right-of-way, as set out in the grants to the State of Tennessee, of record in Book 2494, page 43, and Book 2591, page 223, said Register's Office; also, a 10 foot easement across the front or easterly part of premises for sanitary sewer and/or storm drainage granted Davidson County by Garner Robinson, as set out in instrument of record in Book 3374, page 332, said Register's Office.

This conveyance is subject to restrictive covenants contained in deed from Wiley Keith to Rose S. Gill, dated December 17, 1935, filed December 18, 1935, and recorded in Book 971, page 628, said Register's Office; and restrictive covenants contained in deed from Mrs. Rose S. Gill, et al, to Garner Robinson, dated February 10, 1947, filed October 21, 1949, and recorded in Book 1761, page 493, said Register's Office, which are the same as in deed of record in Book 971, page 628, said Register's Office, except the expiration date which is February 10, 1997.

OFFICIAL RECEIPT

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6 day of July, 1982.

Homer E. Chance
HOMER E. CHANCE

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 HOMER E. CHANCE, 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 Madison, Tennessee, this 6th day of July, 1982.

Wendy E. Crowell
NOTARY PUBLIC

My Commission Expires: Oct. 17, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Homer E. Chance
AFFIANT

Sworn to and subscribed before me, this 6th day of July, 1982.

Wendy E. Crowell
NOTARY PUBLIC

My Commission Expires: Oct 17 1982

IDENTIF. REFERENCE
JUL 13 9 41 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

C 9 9 4 1 3