Send Tax Bills to:
OWNER
Doug A. McMullin
4503 Cato Road
Nashville, Tennessee 37218

Map No. 57
Parcel No. 84 & 88
To

Q U I T C L A I M D E E D

BOOK 5949 PAGE 714

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to DOUG A. McMULLIN, of Route #3, Cato Road, Nashville, Tennessee, we, the same DOUG A. McMULLIN, and wife LILLIAN A. McMULLIN, by these presents do hereby quitclaim and convey unto WADE R. BAGGETTE, Suite 1108, J.C. Bradford Building, Nashville, Tennessee 37219, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

> Three certain tracts or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described in part with reference to a survey by Ralph W.C. Lambert dated Janury 13, 1968, as follows:
>
> TRACT I: Being part of Lot No. 1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book "CC", page 95, Circuit Court for said County, described as follows:
>
> BEGINNING at an iron pin in the center of Cato Branch at the northeast corner of the property conveyed to Robert Winfrey and wife, by deed from Ralph B. Gartman and wife, as of record in Book 3529, page 67, Register's Office for said County, said point also lying in the southwesterly line of the property conveyed to Garner E. Norfleet, Jr., and wife, by deed from Bethel P. Carman and wife, as of record in Book 2601, page 49, said Register's Office; thence with the center of said Branch, along said Norfleet's southwesterly line, as follows: south 27° 46' east 15 feet, south 26° 30' east 42 feet, south 33° east 65 feet, south 37°30' east 62 feet to a point; thence in part with the center of said Branch, along said Norfleet's southwesterly line and continuing with Carman's southwesterly line, south 35° east 427 feet to a 12-inch elm at a point in said Branch, same being a corner of said Carman's property; thence leaving said Branch, and with a fence along the westerly line of the Paul Porter property, south 15° west 200 feet to an iron pin; thence leaving said fence, north 35° west 220 feet, more or less, to a stake located in the westerly margin of Gartman Drive; thence with the center line of a proposed 50-foot private road, north 35° west 445 feet, more or less, to an iron pin; thence continuing with the center line of said proposed road, north 60° 15' west 73 feet to a point in the southeasterly line of the property conveyed to Henry L. Glasscock and wife, Lorene V. Glasscock

by deed from R.E. Lynn and wife, of record in Book 2858, page 397, said Register's Office; thence northeastwardly 25 feet, more or less, to the aforesaid Robert Winfrey's southwesterly line; thence with Winfrey's said southwesterly line, and along the northeasterly margin of said proposed private roadway, south 60° 15' east 73 feet to an iron pin; thence with Winfrey's southeasterly line, north 29° 45' east 150 feet to the point of beginning.

BEING part of the same property conveyed to Doug A. McMullin and wife, Lillian A. McMullin, by deed from D. A. McMullin and wife, Wanda Jean McMullin, of record in Book 5805, page 885, said Register's Office.

TRACT II: Being part of Lot No. 1 on the Map of the Robert Cato Farm, as of record in Book 421, page 85, said Register's Office, described as follows:

BEGINNING at an iron pin in the southeasterly margin of Lynn Drive, at the westerly corner of the Robert Winfrey property; thence along said margin of Lynn Drive, south 25° 30' west 25 feet to an iron pin; thence with the center line of a proposed private road, south 60° 15' east 175 feet, more or less to a point in the southeasterly line of the property conveyed to Henry L. Glasscock and wife, Lorene V. Glasscock, by deed from R.E. Lynn and wife, of record in Book 2858, page 397, said Register's Office; thence with the said southeasterly line of Glasscock, northeastwardly 25 feet, more or less, to the said Robert Winfrey's southwesterly line; thence with Winfrey's said line, and along the northeasterly margin of said proposed private road, northwestwardly 175 feet to the point of beginning.

BEING part of the same property conveyed to Doug A. McMullin and wife, Lillian A. McMullin, by deed from D. A. McMullin and wife, Wanda Jean McMullin, of record in Book 5805, page 885, said Register's Office.

This conveyance is subject to an easement for the flow of Cato Branch, to a drainage easement within a field ditch crossing the above-described premises, to an easement for ingress and egress over Gartman Drive crossing said premises, all as shown on the aforesaid survey of Ralph W. C. Lambert, and to the lien of the Deed of Trust of record at Book 5847, page 75, Register's Office of said County.

This is improved property on Gartman Drive, off Cato Road, in Nashville, Tennessee.

TRACT III: Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book "CC", page 95, Circuit Court for said County, and described with reference to a survey by Ralph W.C. Lambert, Surveyor, dated February 18, 1968, as follows:

BEGINNING at an iron pin at the most southerly corner of the property described as TRACT I in the deed from Henry L. Glasscock and wife, to D. A. McMullin and wife, of record in Book 4219,

page 986, Register's Office for said County, same being in the westerly line of the Paul Porter Property, thence with said Porter's westerly line and continuing with the westerly line of Booth, south 15° west 250 feet, more or less, to an iron pin at the northeast corner of the property conveyed to Lela Wharton by deed from Ralph B. Gartman and wife, of record in Book 3316, page 391, said Register's Office; thence with said Wharton's northerly line, north 79° west 285 feet to an iron pin; thence northeastwardly 450 feet to an iron pin in the centerline of a proposed 50-foot private road; thence partly with the centerline of said proposed road, and crossing Gartman Drive, south 35° east 265 feet to the beginning: containing 2.0 acres, more or less, according to said survey.

BEING part of the same property conveyed to Doug A. McMullin and wife, Lillian A. McMullin, by deed from D. A. McMullin and wife, Wanda Jean McMullin, of record in Book 5805, page 885, said Register's Office.

This conveyance is a subject to an easement for ingress and egress over Gartman Drive crossing said premises; and to an easement for a joint roadway, as described in the instrument of record in Book 4219, page 990; to the extent of the right-of-way reserved in the instrument of record in Book 4219, page 992, and to the lien of the Deed of Trust of record at Book 5847, page 25, said records referring to said Register's Office.

This is unimproved property on Gartman Drive, off Cato Road, in Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said WADE R. BAGGETTE, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto DOUG A. McMULLIN, Route #3, Cato Road, Nashville, Tennessee, his 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 affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands this the seventh (7th) day of October, 1982.

Doug A. McMullin, Grantor

Lillian A. McMullin, Grantor

Wade R. Baggette, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this seventh (7th) day of October, 1982, before me personally appeared Lillian A. McMullin, known to me to be the person described in and who executed the foregoing instrument, and she acknowledged that she executed the same as her free act and deed.

Douglas E. Jones, Notary Public

My Commission Expires:

April 20, 1982

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this seventh (7th) day of October, 1982, before me personally appeared Doug A. McMullin, known to me to be the person described in and who executed the foregoing instrument, and he acknowledged that he executed the same as his free act and deed.

Douglas E. Jones, Notary Public

My Commission Expires:

April 20, 1982

3901

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this seventh (7th) day of October, 1982, before me personally appeared Wade R. Baggette, Trustee, known to me to be the person described in and who executed the foregoing instrument, and he acknowledged that he executed the same as his free act and deed.

Douglas E. Jones
Douglas E. Jones, Notary Public

My Commission Expires:

April 20, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Doug McMullin
Doug A. McMullin, Affiant

Subscribed and sworn to before me this the seventh (7th) day of October, 1982.

Douglas E Jones
Douglas E. Jones, Notary Public

My Commission Expires:

April 20, 1986

This instrument was prepared by: Wade R. Baggette, Attorney
Suite 1108, J.C. Bradford Bldg.
Nashville, Tennessee 37219

RUSH

H 12484

IDENTIF. REFERENCE

OCT 13 2 22 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN