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THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

IDENTIF. REFERENCE QUITCLAIM DEED

BOOK 6000 PAGE 722

FEB 1 10 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| McGavock Investment Company | Home Federal S & L Assoc. of Cookeville | Map 95-12 |
| c/o Walter L. Timmons, Jr. (NAME) | (NAME) | |
| 1102 Kermit Dr., Suite 203 | 220 East Broad Street | Parcel 166 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37217 | Cookeville, TN 38501 | Field Bk. 3DZ11 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 883 |

Mail

FOR NO CONSIDERATION, but in order to further evidence the transfer of a one-fourth (1/4th) interest in McGavock Investment Company, a Tennessee general partnership, from T. L. Cobb, also known as Terrence L. Cobb, hereinafter referred to as "Grantor", to Walter L. Timmons, Jr., hereinafter referred to as "Grantee", Grantor does by these presents hereby convey and forever quitclaim unto Grantee, his heirs, personal representatives, and assigns, all of Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, hereinafter referred to as the "Property", and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 of the 2 Lot Subdivision of Milford Smith, as the same appears of record in Book 5190, page 269, said Register's Office, and being more particularly described as follows:
>
> BEGINNING at a point on the southerly margin of McGavock Pike, being 281.4 feet from the northwest corner of Lot No. 219, on the Plan of Woodberry Park; thence North 69° 32' 51" East, 220.50 feet to a point; thence North 25° 07' 09" West, 80.0 feet to a point; thence South 68° 46' 26" West, 214.07 feet to a point; thence South 20° 27' 09" East 85.68 feet to the point of beginning.
>
> BEING the same property conveyed to McGavock Investment Company, a Tennessee General Partnership consisting of T. L. Cobb, William E. Martin, Dale L. Stegall and Walter L. Timmons, Jr., by deed from Haley Y. Hudson, unmarried, of record in Book 5423, page 544, said Register's Office. Dale L. Stegall subsequently conveyed a 1/4 undivided interest to William E. Martin by deed of record in Book 5722, page 721, said Register's Office.
>
> This is improved property known as 289-291 McGavock Pike, Nashville, Tennessee 37214.

CHECK 02/01 9.00- 4614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me, this the 1st day of February 19 83

Affiant

My commission expires: (Affix Seal)

Notary Public

Rec.

The Property is conveyed subject to the following:

1. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises;

2. Metropolitan Nashville and Davidson County real property taxes for 1983 and subsequent year;

3. Conditions of the Owner's Certificate, a 40-foot set-back line from McGavock Pike, and a 20-foot easement for public utility and drainage purposes along the south and east lines of said lot, and a 20-foot sewer easement, all as shown on the Plan of record in Book 5190, page 269, said Register's Office;

4. Easement for the flow of a creek located along the rear and easterly portions of the Property;

5. The fact that deeds of record in Book 5423, page 544, and Book 5722, page 721, said Register's Office refer to an incorrect Plat Book page number;

6. Deed of Trust with adjustable rate loan rider, executed by McGavock Investment Company, a Tennessee General Partnership, consisting of Grantor, Grantee, and William E. Martin, to Frank Swaim, Trustee, as of record in Book 5942, page 993, Register's Office for Davidson County, Tennessee, to secure to Home Federal Savings and Loan Association of Cookeville, Tennessee, a division of First Federal Savings and Loan Association of Tullahoma, Tennessee, an indebtedness dated September 22, 1982; and

7. Such other limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereunto belonging unto Grantee, his heirs, personal representatives, and assigns, forever.

Patsy L. Cobb, wife of Grantor, has joined in the execution of this instrument for the purpose of conveying the marital rights, if any, which she may have in the Property, but for no other purpose.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 1st day of January 1983.



T. L. COBB

TERRENCE L. COBB

Patsy L. Cobb
PATSY L. COBB

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, Harold L. Cobb, a Notary Public in and for said County and State, T. L. Cobb, who acknowledged himself to be the same person as Terrence L. Cobb, the within named 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 1ST day of JANUARY, 1983.

Harold L. Cobb
Notary Public

My Commission Expires: 4/17/83

HAROLD L. COBB NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, Harold L. Cobb, a Notary Public in and for said County and State, Patsy L. Cobb, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of JANUARY, 1983.

Harold L. Cobb
Notary Public

My Commission Expires: 4/17/83

HAROLD L. COBB NOTARY PUBLIC AT LARGE STATE OF TENNESSEE