THIS INSTRUMENT PREPARED BY:
HARLAN DODSON, JR.
900 Nashville City Bank Bldg.
P. O. Box 2524
Nashville, TN 37219

BOOK 6307 PAGE 599

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
JUANITA B. HOWELL, Executrix of the Estate of William H. (Billy) Howell, Sr.	SAME	
Madison, Tennessee 37115	SAME	

FOR AND IN CONSIDERATION of the conveyance by me of certain properties by deed of even date herewith as a part of a division in kind of realty formerly held by the undersigned, CLEORA B. HOWELL, hereinafter referred to as "Grantor" and JUANITA B. HOWELL, Executrix of the Estate of William H. (Billy) Howell, Sr., hereinafter referred to as "Grantee", and in order to accomplish such partition, I, the said CLEORA B. HOWELL, has this day bargained and sold and does hereby transfer and convey to Grantee, my undivided interest in the following described real estate in Davidson County, Tennessee:

TRACT NO. 1:

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 1 on the Map of Geo. P. Howell Property Subdivision, Section 3 of record in Plat Book 4660, Page 161, Register's Office for said County, described as follows:

Beginning at an iron pin on the westerly margin of Two Mile Parkway, formerly Two Mile Pike, at the common front corner between Lots Nos. 1 and 2 on the above mentioned Plat; thence along the common line of Lots 1 and 2 South 67 deg. 38' West 175 feet to a point; thence North 17 deg. 22' West 80 feet to a point on the southerly margin of Glancy Street; thence with the south margin of same North 67 deg. 38' East 147.72 feet to the beginning of a curve to the right having a radius of 25 feet, and a central angle of 95 degrees; thence along said curve to the right a distance of 41.45 feet to the end of said curve, the same point being on the westerly margin of Two Mile Parkway; thence with the margin of same South 17 deg. 22' East 52.72 feet to the point of beginning. This parcel is improved with a one story brick office building and identified as Parcel Number 84 on Metro Tax Map No. 34-2.

TRACT NO. 2:

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 3 on the Map of Geo. P. Howell Subdivision, Section 4, of record in Plat Book 4660, Page 191, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Two Mile Parkway, formerly Two Mile Pike, at the common front corner between Lot No. 3 as above recorded, and Lot No. 2 as recorded on Geo. P. Howell Subdivision Section 3, which is recorded in Plat Book 4660, Page 161, said Register's Office; thence along Two Mile Parkway South 17 deg. 22' East 26 feet to an offset in the right-of-way; thence along said offset South 72 deg. 38' West 3.6 feet to a point; thence South 17 deg. 22' East 43.47 feet to another offset in the right-of-way; thence along said offset South 72 deg. 38' West 6.4 feet to a point which is the beginning of a curve to the right,

having a central angle of 77 deg. 07' and a radius of 25 feet; thence along said curve to the right, 33.65 feet to the end of said curve, said point being also on the northerly margin of Gleaves Street; thence along the margin of same South 59 deg. 45' West 148.95 feet to a point; thence leaving Gleaves Street North 17 deg. 33' West 111.75 feet to a common rear corner between Lot Nos. 2 and 3; thence along the common line between Lots 2 and 3, North 67 deg. 38' East 175.65 feet to the point of beginning. This parcel is improved and identified as Parcel No. 89 on Metro Tax Map No. 34-2.

TRACT NO. 3:

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 4 on the Map of Geo. P. Howell Subdivision, Section 2, of record in Plat Book 4660, Page 31, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Gleaves Street, at the common front corner between this lot and Lot No. 3, Section 4, of the Geo. P. Howell Subdivision, of record in Plat Book 4660, Page 191, said Register's Office; thence along the northerly margin of Gleaves Street South 59 deg. 45' West 175 feet to a point; thence leaving Gleaves Street North 30 deg. 15' West 175 feet to a point; thence North 60 deg. 21' East 132.10 feet to a point; thence North 72 deg. 27' East 58.37 feet to a point; thence South 25 deg. 15' East 161.46 feet to the point of beginning. This property is improved and identified as Parcel No. 85 on Metro Tax Map No. 34-2.

TRACT NO. 4:

Land in the 10th Civil District, Davidson County, Tennessee, being Lot No. 5 on the Map of Geo. P. Howell Subdivision, Section 5, of record in Plat Book 4955, Page 66, and on Section 5 Revised of record in Plat Book 5210, Page 11, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Glancy Street, the same being located South 67 deg. 38' West and 65 feet from the northwest corner of Lot No. 1 on the Map of Geo. P. Howell Subdivision, Section 3, of record in Plat Book 4660, Page 161, said Register's Office; thence leaving Glancy Street and following the common line dividing this tract, and Lot No. 2 of Section 3 of Geo. P. Howell Subdivision recorded in Plat Book 4660, Page 161, as beforementioned, South 13 deg. 38' East 114.65 feet to a point; thence South 72 deg. 24' West 15.03 feet to a point; thence South 60 deg. 21' West 87.25 feet to a point; thence North 13 deg. 38' West 124.63 feet to a point on the southerly margin of Glancy Street; thence with the margin of same North 67 deg. 38' East 100 feet to the point of beginning. This property is improved and identified as Parcel No. 92 on Metro Tax Map No. 34-2.

RESERVED PARCEL "A":

Land in the 10th Civil District, Davidson County, Tennessee, being part of the Plan known as Dupont City Subdivision, of record in Plat Book 5210, Page 11, and Book 421, Pages 65 and 124, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Gleaves Street, at the common south corner dividing the land of Geo. P. Howell of record in Deed Book 2483, Page 501, and the land of Alpha Development Co. of record in Deed Book 4697, Page 533, the same being the southwesterly corner of Geo. P. Howell Property, Section 5, Revised Parcel "A", of record in Plat Book 5210, Page 11, said Register's Office; thence leaving Gleaves Street and following the common line of the aforementioned Alpha Development Co. Property North 30 deg. 47' 35" West 161.26 feet to a concrete monument; thence North 64 deg. 16' 40" East

134.21 feet to a point; thence North 18 deg. 46' 26" West 162.73 feet to a concrete monument on the southerly margin of Glancy Street; thence with the margin of same North 67 deg. 38' East 108.00 feet to a point; thence leaving Glancy Street, and along the common line of Lot 5, Section 5, Geo. P. Howell, Revised, South 13 deg. 38' East 124.63 feet to a point; thence South 60 deg. 21' West 44.85 feet to a point; thence South 30 deg. 15' East along the common line of Lot No. 4, Section 2 of the Geo. P. Howell Property Subdivision, shown in Plat Book 4660, Page 31, a distance of 175 feet to a point on the northerly margin of Gleaves Street; thence with the margin of same South 59 deg. 45' West 192.51 feet to the point of beginning. This property being a part of the plan known as Dupont City Subdivision of record in Plat Book 421, pages 65 and 124. This property is unimproved and identified as Parcel No. 14 on Metro Tax Map No. 34-2.

All the aforesaid property is the property conveyed as Lots 1, 3, 4, 5 and the Reserved Parcel "A" in deed of record in Book 6088, Page 283, Register's Office for Davidson County, Tennessee.

TRACT NO. 5:

Land in Davidson County, Tennessee, located in the 11th Civil District; formerly the 19th Civil District, of said County, being part of Lot No. 5 on the Plan of Lands of James M. Wray, deceased, as of record in Minute Book J, Page 323, County Court for said County.

Said part of said Lot No. 5 is bounded on the north by Neely's Bend Road; on the east by Neely's Bend Road, on the south by the lands of Tittle and on the west by the lands of B. E. Shippman, and contains 6 acres, more or less.

Being the same property, a portion of which was conveyed to Grantor by deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee. This tract is identified as Map 74, Parcel 23, Tax Maps.

TRACT NO. 6:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being composed of Lots Nos. 5 to 9, inclusive, on the Map of the Lands of George Hadley, deceased, of record in Minute Book X, pages 529 and 530, of the County Court, and of Lot No. 6 of the James M. Wray Homeplace, as of record in Minute Book J, Page 323, of the County Court for said County, and described as follows:

Beginning at a point on the east line of Lot 6 of said Wray Lands, in the center line of Neely's Bend Road, in the west line of the Chas. Dismukes Lands, of record in Book 421, Page 150, Register's Office for said County, being the southeast corner of the property conveyed to Clara F. Sutton by deed of record in Book 1031, Page 265, said Register's Office; thence along Sutton's southerly line westerly 420 feet to a point in the east line of Lot 4 of the Hadley Lands; thence with the line of the Hadley Lands; southerly along the westerly line of Lot 6 of the Wray Lands to the common westerly corner of Lots 4 and 5 of said Hadley Lands; thence with the line between said Lots westerly 26.6 poles to the easterly line of the property conveyed to E. W. Traylor by deed of record in Book 649, Page 218, said Register's Office; thence along the westerly line of Lots 5 to 9, inclusive, of the Hadley Lands, southerly 97.28 poles to the low-water mark of the Cumberland River; thence with low-water mark of said River, southeasterly to the southeast corner of Lot 9 of the Hadley Lands, in the east line of a 10-foot right-of-way; thence along the east line of said right-of-way northerly 605 feet to the southwest corner of Lot 6 of said Wray Lands; thence with the line of same, easterly 420 feet to a point in the westerly line of the Sam Dismukes Lands, as of record in Book 421, Page 105, said Register's Office;

thence with the line of the same, partly along the center line of Neely's Bend Road, northerly 1851 feet to the beginning, containing approximately 37.5 acres, more or less.

Being the same property, a portion of which was conveyed to Grantor as Tract No. Two, by deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee. This tract is identified as Map 75, Parcel 19, Tax Maps.

TRACT NO. 7:

Land in the 11th District of Davidson County, Tennessee, described as follows:

Beginning at a stake on the line of fence on the original east boundary line of Lot No. 4 according to Plan on page 366, Minute Book 6, County Court for Davidson County, Tennessee, showing the division of the Estate of J. K. P. Hamblen and Mattie G. Hamblen; and running thence North 32 deg. 2177 feet to a stake near a branch or slough; thence with the slough South 58 deg. West 250 feet more or less to he waters edge of Cumberland River at law water; thence with the waters edge at low water south-eastwardly to the intersection of the low water mark with said east boundary line first mentioned above; thence north 6-1/2 deg. east with the east boundary line 400 feet more or less to the beginning, containing 15.3 acres, more or less.

Together with an easement of right-of-way as mentioned and set out in a deed from M. C. Portwood to D. C. Crutcher of record in Book 411, Page 288, Register's Office for Davidson County, Tennessee, and also, an easement or right-of-way "over our lands" from the lands hereinabove conveyed to said Humphrey Hardison his heirs and assigns, but this easement is limited to the extent that it is not intended for the general public to be used as a public or county road. This easement or right-of-way is to be over the best and most direct route of the land hereinabove conveyed to the public road.

Being the same property, a portion of which was conveyed, to Grantor as Tract No. Three in deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee. This tract is identified as P/O Map 74, Parcel 11, Tax Maps. Included in the above conveyance is an easement as shown on the plan of George Hadley's Estate of record in Minute Book X, Page 529, 530, in the County Court Clerk's Office for Davidson County, Tennessee.

TRACT NO. 8:

A tract of land lying on the west side of Neely's Bend Road in the 11th Civil District of Davidson County, Tennessee, it being a part of the Mrs. Lizzie Hudgins four (4) acre tract as of record in Book 577, Page 282, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the west margin of Neely's Bend Road, said iron pin being South 7 deg. 45' west of an 79 feet from the northeast corner of the before mentioned Mrs. Lizzie Hudgins four (4) acre tract; thence South 7 deg. 30' along the west margin of Neely's Bend Road 164.7 feet to an iron pin; thence North 86 deg. 04' west, 403.6 feet to a fence post on the west boundary of the Lizzie Hudgins tract; thence North 8 deg. 54' east along said west boundary 160.6 feet to an iron pin it being 100 feet from the northwest corner of the Hudgins tract; thence South 85 deg. 30' east 401.7 feet to the point of beginning, containing 1.5 acres, more or less.

INCLUDED in this conveyance an easement for ingress and egress over and upon a strip of land 16 feet in width lying immediately adjacent to the northerly line of said premises and extending

westwardly from the westerly margin of Neely's Bend Road and the entire length of said northerly line of said above described premises.

Being the property, a portion of which was conveyed to Grantor by deed of record in Book 6088, Page 260 in the Register's Office for Davidson County, Tennessee, as Tract No. 5 thereto. This Tract is identified as Map 74, Parcel 15 (2), Tax Maps.

TRACT NO. 9:

A tract of land in the 11th, formerly the 4th, Civil District of Davidson County, Tennessee, in what is known as Neely's Bend of Cumberland River, being Lot No. 3 in the Subdivision of the Land of George Hadley, deceased, a Plan of which is of record in Minute Book "X", page 530, County Court for said County, described as follows:

Beginning at a stake, the corner between Lots Nos. 2 and 3 in the east boundary line of a 10-foot right-of-way; and running thence east, with the line between Lots Nos. 2 and 3, 438.9 feet, more or less, to a stake; thence South 400 feet, more or less, to the common corner of Lots Nos. 3 and 4; thence west, with the line between Lots Nos. 3 and 4, 438.9 feet to the easterly margin of the 10-foot reserved strip; thence north with said margin of said strip 400 feet, more or less, to the point of beginning, containing 4 acres, more or less.

The Grantor also conveys to the Grantee all right, title and interest which she may have in and to a right-of-way easement conveyed to Grantor by instrument of record in Book 2694, Page 237 and Book 6088, Page 260, both in the Register's Office for Davidson County, Tennessee, described as follows:

Being 16 feet on the west side of Neely's Bend Road from a point 68 feet South of the common corner of the property of Joe Hudgins and Lizzie Hudgins Piercey on Neely's Bend Road and extending back between parallel lines in a westerly direction 420 feet to the property of Mrs. Charles E. Miller and being presently occupied by W. L. Piercey, et al.

Being the property, a portion of, which was conveyed to Grantor by deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee, as Tract No. Six thereto. This tract is identified as Map 74, Parcel 13, Tax Maps.

NOTE: A portion of the above described premises as Tracts Nos. Five, Six and Seven of the deed recorded in Deed Book 6088, Page 260, Register's Office for Davidson County, Tennessee, has heretofore conveyed by outconveyances and is not intended to be INCLUDED therein but rather as EXCLUDED therefrom as follows:

OUTCONVEYANCE NO. ONE:

Land in the 11th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by Ernest Medlin, Surveyor Lic. No. 606-283 dated February 1, 1982, as follows:

BEGINNING at an iron pin on the west margin of Neely's Bend Road, at the southeast corner of a three acre tract conveyed to Billy Hugh Howell and Elaine Howell of record in Deed Book 4739, Page 319, Register's Office for said County; thence with the west margin of said Road, South 8 degrees 30' West 260 feet to an iron pin; thence leaving said Road, North 83 degrees 50' West 540 feet to an iron pin; thence North 8 degrees 30' East 260 feet to an iron pin located 36 feet westerly from the southwest corner of the aforesaid three

acre lot of Billy Hugh Howell, Jr., thence South 83 degrees 50' East passing Billy Hugh Howell's southwest corner and passing through a cedar tree, which is located 395 feet from Neely's Bend Road, in all, 540 feet to the point of beginning, containing 3.22 acres.

Being the same property conveyed to Gwynn D. Howell by deed of record in Book 5850, Page 835, Register's Office for Davidson County, Tennessee.

OUTCONVEYANCE NO. TWO: BOOK 6307 PAGE 604

A portion of the above described premises as Tracts Nos. Five, Six and Seven of the Deed recorded in Deed Book 6088, Page 260, Register's Office for Davidson County, Tennessee, has heretofore conveyed by outconveyances and is not intended to be INCLUDED therein but rather as EXCLUDED therefrom as follows:

(1) Land located in the 11th Civil District, Davidson County, Tennessee, described as follows: BEGINNING at a point on the west margin of Neely's Bend Road, the same being located 372 feet northerly from the southeast corner of Tract No. 3 of the land conveyed to Geo. P. Howell & Son Co., of record in Deed Book 4312, Page 832, in the Register's Office for Davidson County, Tennessee; thence with the west margin of said Road South 8 deg. 30' West 260 feet to a point; thence leaving said Road South 83 deg. 50' West passing a 12 inch cedar tree at 395 feet, in all, 504 feet to a point; thence North 8 deg. 30' East parallel with Neely's Bend Road 260 feet to a point; thence North 83 deg. 50' East 504 feet to a point on the west margin of Neely's Bend Road, the same being the point of beginning, containing 3 acres.

(2) Land in the 11th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by Ernest Medlin, Surveyor, Lic. No. 606-283 dated February 2, 1982, as follows:

BEGINNING at the northwest corner of a 3 acre tract conveyed to Billy Hugh Howell, Jr. and Elaine Howell of record in Book 4739, Page 319, in the Register's Office for said County; thence with the west line of same, South 8 deg. 30' West 260 feet; thence North 83 deg. 30' West 360 feet to an iron pin; thence North 8 deg. 30' East 260 feet to a point; thence South 83 deg. 50' East 360 feet to the point of beginning, containing 0.22 acres.

The aforesaid two (2) tracts being the property heretofore conveyed to Billy Hugh Howell, Jr. and wife, Elaine Howell by deeds of record in Book 4739, Page 319, and Book 5850, Page 837, Register's Office for Davidson County, Tennessee.

NOTE: Also included within the above described tracts but intended to be excluded therefrom and conveyed separately herein as Tract A and Tract B, Tract A being described as follows:

TRACT A:

Land in the 11th Civil District, Davidson County, Tennessee and be described as follows:

Beginning at the northwest corner of a tract of land conveyed to George P. Howell and Son Company, of record in Deed Book 4312, Page 832, shown as Tract I on said deed; thence with the north line of same South 85 deg. 30' East, 561.9 feet to a point; thence South 8 deg. 30' West, 107 feet to a point; on the north line of a 3 acre tract conveyed to Billy Hugh Howell, Jr., of record in Deed Book 4739, Page 319; thence North 83 deg. 50' West along said line, 207 feet more or less to the northwest corner of same; thence with the west line of said 3 acre tract South 8 deg. 30' West, 260 feet to a point on the common line between the 3 acre tract of Billy Hugh Howell, Jr., aforesaid, and the 3.22 acre

tract conveyed to Gwynn D. Howell, of record in Deed Book 5850, Page 835; thence with said common line extended North 85 deg. 30' West, passing a corner at 36 feet, in all, 340 feet to the West line of the tract conveyed to George P. Howell & Son Company aforesaid, in Deed Book 4312, Page 832; thence with the west line of same North 8 deg. 30' East, 367.3 feet more or less to the point of beginning, containing 3.56 acres.

And being part of the property conveyed to Grantor as a part of the property conveyed by Deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee.

TRACT B:

Land in the 11th Civil District, Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Neely's Bend Road at the northeast corner of a tract of land conveyed to Juanita Howell by deed of record in Book 3849, Page 205; thence with the north line of same North 83 deg. 50' West, 405 feet to the northwest corner of said tract; thence with the west line of same South 8 deg. 30' West, 170 feet more or less to a point; thence North 83 deg. 50' West, 426.4 feet more or less to the common rear corner of Tracts A and B on the plat of Tract Map of Howell property, nor of record; thence South 85 deg. 30' East, with the common line of said tracts, which is also the common line extended westwardly of the 3 acre tract of land of Billy Hugh Howell, Jr., of record in Book 4734, Page 319, and the 3.22 acre tract of Gwynn D. Howell, of record in Book 5850, Page 835, a distance of 304 feet to Gwynn D. Howell's northwest corner; thence South 8 deg. 30' West, with Gwynn D. Howell's west line, 260 feet to his southwest corner, thence with his south line, South 83 deg. 50' East 540 feet to a point on the west margin of Neely's Bend Road; thence with the west margin of same South 8 deg. 30' West, 17.7 feet to the beginning, containing 3.56 acres.

And being my interest in said property as conveyed to Grantor by deed of record in Book 6088, Page 260, Register's Office for Davidson County, Tennessee.

TRACT NO. 10:

Being the northerly one-half of Lot No. 8 on the Plan of Douglas Levine's Subdivision of Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County. Said part of Lot 8 fronts 25 feet on the westerly side of the Gallatin Pike and runs back between parallel lines, 150 feet to an alley.

Being the same property, a portion of which was conveyed to Grantor by deed of record in Book 6088, Page 274, in the said Register's Office for Davidson County, Tennessee. This tract is identified as Map 42-16, Parcel 195, Tax Maps.

TRACT NO. 11:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 9 on the Plan of Douglas Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said southerly one-half of Lot No. 9 fronts 25 feet on the westerly side of Gallatin Pike and runs back between parallel lines 150 feet to an alley.

Being a portion of the property conveyed to Grantor by deed of record in Book 6088, Page 271, Register's Office for Davidson County, Tennessee. Said tract is identified as Map 42-16, Parcel 194, Tax Maps.

TRACT NO. 12:

Land in Davidson County, Tennessee, being Lots Nos. 23 and 24 of Block G on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lots Nos. 23 and 24 each front 50 feet on the northerly side of Robinwood Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property, a portion of which was conveyed to Grantor by deed of record in Book 6088, Page 230, Register's Office for Davidson County, Tennessee. This tract is identified as Map 52-1, Parcels 179 and 180, Tax Maps.

~~TO HAVE AND TO HOLD said premises, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors, heirs and assigns forever~~.

WITNESS my hand on this the 12th day of August, 1983.

Cleora B. Howell.
CLEORA B. HOWELL

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLEORA B. HOWELL, 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, on this the 12th day of August, 1983.

NOTARY PUBLIC

My Commission Expires:
[illegible]

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for the transfer is $ "NOT APPLICABLE UNDER T.C.A. 67-4102-5".

JUANITA B. HOWELL, Executrix of the Estate of William H. (Billy) Howell, Deceased

Sworn to and subscribed before me on this the 12th day of August, 1983.

NOTARY PUBLIC

My Commission Expires:
[illegible]