BOY 44

BOOK 6364 PAGE 404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John A. Hobbs
Affiant

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Subscribed and sworn to before me this 21st day of August, 1984.

Kerry L. McCarver
Notary Public

My commission expires: 10-17-86

Address new owners as follows:	Send tax bills to:	Map-Parcel Nos.
Music Valley Acres, Inc. c/o John A. Hobbs 2607 Crump Drive Nashville, TN 37214	Same	Map 62 Parcel 34 3 DZ 43380

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LOUIS A. McREDMOND, TRUSTEE, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and forever quitclaims unto MUSIC VALLEY ACRES, INC., a Tennessee corporation, its successors and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land lying and being in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, in what is known as Pennington's or McSpadden's Bend of Cumberland River, being the western part of J. F. Clees' Farm, bounded and described as follows:

BEGINNING at a stone, the northwest corner of old J. F. Clees Tract; thence south 82 1/2° east 663.47 feet to a stone, Rudie's northwest corner; thence with his line, south 6 1/4° west 3,044.25 feet to a stone in the County Road which leads to the ferry; thence with the said road, north 87 1/4° west 665 feet to a stake in said road; thence leaving said road, north 6 1/4° east, passing a stone at the northeast corner of a tract of 14.33 acres belonging to A. J. Linx and continuing with his east boundary line of another tract, in all 3,099 feet to the beginning, containing 46.79 acres, according to a survey made by Erle Drake, County Surveyor on January 17, 1929.

There is included, but excluded from the above described property two tracts of land conveyed to Saidee Cheeseman Ridge by two deeds from Betty Sue Storey, of record in Book 1404, page 386, and book 1639, page 639, Register's Office for said County, respectively, described as follows:

FIRST TRACT: A tract of land in the 3rd, formerly the 2nd, Civil District of said County, in what is known as Pennington's or McSpadden's Bend of Cumberland River, being a part of the J. F. Clees Farm, and described according to a copy of a survey thereof made June 13, 1946, by Pete Meyer, Surveyor as follows:

SAID land is located about 5 1/2 miles from the City of Nashville and about 1/2 mile from the Cumberland River Ferry, the beginning corner of which is described as follows:

BEGINNING at a point in the center line of the McGavock Pike, the southeast corner of the property of A. J. Linx and the southwest corner of the Betty Sue Storey property or 46.79 acre tract; thence with the center line of McGavock Pike, north 88° 30' east 544 feet to a railroad spike driven in the center line of said Road; this being the beginning corner of this tract; thence with the center line of said Road, north 88° east 121 feet to another railroad spike in the center of said road which is the southwest corner of the Rudie property; thence with Rudie's west line, north 6° east 802 feet to an 18-inch sycamore tree in a fence line; thence south 89° 30' west 254 feet to an iron pin at a gate post; thence south 7° 30' east 261 feet to another iron pin; thence south 11° 30' east 142 feet to an iron pin which is 6 feet from a telephone pole; thence south 3° west 400.5 feet to the beginning, containing 3.15 acres.

SECOND TRACT: A tract of land in the 3rd, formerly the 2nd, Civil District of said County, in what is known as Pennington or McSpadden's Bend of Cumberland River, being a part of the J. F. Clees Farm, described according to a copy of a survey thereof made September 16, 1946, by Norris H. Hickerson, Surveyor, as follows:

BEGINNING at an 18 inch sycamore tree in Rudy and Storey line, 802 feet from railroad spike in center of McGavock Pike, the common corner of Storey and Rudy property; thence north 6° east 53 feet to iron pin; thence north 89° 30' east 262.4 feet to iron pin; thence south 2° 15' east 53 feet to iron pin; thence south 89° 30' west 254 feet to the point of beginning, containing 0.31 acres, more or less.

BEING the same property conveyed to Jesse B. Wills and wife, Bertie Mai Wills, and Robert K. Blair and wife, Karene W. Blair, by deed from Betty Sue Storey of record in Book 1734, page 162, Register's Office for Davidson County, Tennessee, the said Jessee B. Wills having since died. Robert K. Blair and wife, Karene W. Blair have since divorced and all of Robert K. Blair's right, title and interest has been conveyed to Karene W. Blair by deed of record in Book 4158, page 380 said Register's Office and the said Karene W. Blair has since re-married, her present name being Karene W. Weatherford.

BEING the same property conveyed to Louis A. McRedmond, Trustee by deed from Bertie Mai Wills and Karene W. Weatherford of record in Book 6334, page 972 Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 21st day of August, 1984.

Louis A. McRedmond

Louis A. McRedmond, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kerry L. Schlosser, a Notary Public in and for said County and State, the within named Louis A. McRedmond, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of August, 1984.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

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IDENTIF. REFERENCE
AUG 21 3 22 PM '84
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN