BOOK 6369 PAGE 687

# QUITCLAIM DEED

FROM: THIRD NATIONAL BANK

TO: Mary Ann Guess, et al

THIS INSTRUMENT WAS PREPARED BY:
William S. Hofstetter, Attorney
P. O. Box 15231
Nashville, Tennessee 37215

Address New Owner(s) as follows:

4016 Hydes Ferry Road
Nashville, Tennessee
37218

Send Tax Bills To: Same

Map-Parcel Numbers
69-11-042
Pt

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## AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, Mary Ann Guess, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered solely for the purpose of transferring title from the Third National Bank to the beneficiaries of a trust and that there was no monetary consideration.

Mary Ann Guess

Sworn to and subscribed before me, this 29 day of August, 1984.

Clara McDonald

NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires JULY 18, 1987

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FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), Third National Bank, successor trustee, has bargained and sold, and by these presents does transfer, quitclaim and convey unto Harry Guess, Jr., William O. Guess, Carole Guess Lindsey, Mr. Francis Guess, Mrs. Ann Guess Nga, and Tina Guess, their heirs and assigns, the remainder interest, (life estate is vested in Mary Ann Guess), in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee described according to a survey made by Stephen G. Draper, Surveyor, July 12, 1952, as follows:

Beginning at a point in the center of the Hydes Ferry Pike at the southwest corner of the property conveyed to John C. Sewell by deed from Grover Cleveland Sewell and wife, of record in Book 1011, Page 35, Register's Office for said County, said point being 20 feet northwesterly from the northwest corner of the colored school house lot; thence with the southeastern boundary line of the said John C. Sewell property, north 42° 30' east 319 feet to an iron pin, the southeast corner of said John C. Sewell property; thence with Sewell's line north 42° west 173 feet to an iron pin; thence with a fence, north 41° 30' east 351 feet north 1° east 358.3 feet; thence north 89° 30' east 387 feet to an iron pin in the western boundary line of the property conveyed to Abernathy; thence with the western boundary line of said Abernathy property and fence south 3° 30' west 697 feet; thence north 89° 15' west 383.2 feet to a cedar post; thence south 42° 30' west 105.3 feet to the northeast corner of said school lot, continuing in the same direction with the northwestern boundary line of said school lot in all 425 feet to the center of said Hydes Ferry Pike; thence with the center of said pike, north 42° west 20 feet to the beginning, containing 7.16 acres, more or less.
Being the same property conveyed to Herbert D. Fyke and wife, Hester Law Fyke, by deed from Grover Cleveland Sewell and wife, of record in Book 2090, Page 86, said Register's Office.

Grantors herein conveyed to said grantees a right-of-way over adjacent land following road, as now used, to Clarksville Highway.

Easement for electric power line on and across premises as set out in grant from J. K. Sewell to the Tennessee Electric Power Company of record in Book 787, Page 87, Register's Office for Davidson County, Tennessee.

Easement for right-of-way of Hydes Ferry Pike lying within boundaries of premises as herein described.

Being the same property conveyed to Harry Guess, by deed from Herbert D. Fyke and wife of record in Book 2346, Page 69, Register's Office, Davidson County, Tennessee, the said Harry Guess having since died and title passing under his will of record in Will Book 81, Page 205, County Court Clerk's Office, Davidson County, Tennessee.

Witness this 29th day of August, 1984.

THIRD NATIONAL BANK

BY: _____
C. W. Fite, Jr., Vice President
and Trust Officer

Attesting: BOOK 6369 PAGE 689

BY: _____
Douglas W. Harlan, Assistant
Trust Officer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Clara McDonald, a Notary Public of the State and County aforesaid, personally appeared C. W. Fite, Jr. and Douglas W. Harlan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged themselves to be Vice President and Trust Officer and Assistant Trust Officer respectively, of Third National Bank, the within named bargainor, a corporation, and that they as such Vice President and Trust Officer and Assistant Trust Officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. W. Fite, Jr. as such Vice President and Trust Officer and attesting the same by the said Douglas W. Harlan as Assistant Trust Officer.

Witness my hand and seal, at office in Nashville TN, this 29 day of August, 1984.

Clara McDonald
Notary Public

My Commission Expires:

My Commission Expires JULY 18, 1988

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IDENTIF. T. REFERENCE

AUG 29 2 29 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

08/29 12.00- CHECK

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