Map 106-9
Par 45

ANNE D. HAYES

TO:

MARTHA H. BOURNE, et al

BOOK 6390 PAGE 515

This quitclaim deed of realty, executed as of the 14 day of Sept, 1984, by ANNE D. HAYES, hereinafter called Grantor, to MARTHA H. BOURNE, MARTHA ELIZABETH DAVIS, CHARLES RICHARD BOURNE, DUDLEY MERWIN BOURNE, JR., LAURA ROSS BOURNE, MARTHA H. BOURNE, Trustee for MARIANNE BOURNE, a minor, and MARTHA H. BOURNE, Trustee for THOMAS BOURNE, a minor, Grantees, Witnesseth:

That the Grantor, for and in consideration of the love and affection which she has for the Grantees, who are her daughter and six (6) grandchildren respectively, does hereby transfer and convey unto the Grantees, as equal tenants in common, their heirs and assigns forever, all of the Grantor's right, title and interest in and to the hereinafter described realty situated in Davidson County, Tennessee, and described as follows:

> A tract of land in the 6th (formerly the 9th) Civil District of Davidson County, Tennessee, described according to a survey made by W.W. Turner Company, Engineers, 27 November 1951, as follows:
>
> Beginning at a spike in the center of Woodycrest Avenue which is located 315.4 feet west of the intersection of Foster and Woodycrest Avenues, thence south 55 degrees 13 minutes south 291.1 feet to a concrete monument, thence west 88 degrees 19 minutes west 488.7 feet to a concrete monument on the easterly margin of a 50-foot unnamed roadway, thence with the easterly margin of said roadway with a curve in a northeasterly direction 403.8 feet to the center of said Woodycrest Avenue, thence with the center of Woodycrest Avenue 88 degrees 10 minutes east 226.2 feet to the beginning, containing 2.3 acres, more or less.
>
> Also conveyed hereby is a 50-foot strip of land or proposed street, said strip lying on the western boundary of the property herein being conveyed and lies between this said western boundary and a 50-foot right-of-way of the Louisville & Nashville Railroad and runs parallel with the western boundary of the land conveyed and

Prepared by F. E. Harvill
of Daniel, Harvill, Batson & Nolan
121 S. 3rd. St., Clarksville, Tennessee

the Railroad right-of-way and is 50 feet in width and 238.1 feet in length.

This is the same realty which was conveyed to Mrs. Anne D. Hayes by Riggs L. Hayes by deed of record in Deed Book 3338 at page 356, in the Register's Office for Davidson County, Tennessee.

MARIANNE BOURNE and THOMAS BOURNE, beneficiaries of the Trust created aboveherein, shall be notified of this deed and the provisions therein, and for a period of thirty (30) days after the execution hereof, the beneficiaries, or either of them, shall have the right to withdraw the corpus in Trust for them.

The Trustee shall have the powers set forth in T.C.A. 35-50-110, paragraphs 6, 7, 8 and 11 to the extent applicable to the Trust. This Trust shall terminate as to each beneficiary on his/her 18th birthday.

This realty is conveyed subject to the existing lease between the Grantor and J. Marvin Hayes, Jr., of which the Grantees have full knowledge, and the Lessor assigns her rights under such Lease to the Grantees herein. The Grantees shall assume all 1984 realty taxes.

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the date and place written first herein.

Anne D Hayes

ANNE D. HAYES

STATE OF TENNESSEE )
)
COUNTY OF Montgomery )

On this the 14th day of September, 1984, before me personally appeared ANNE D. HAYES, to me known to be the person described herein, and who executed the foregoing

instrument and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Oct. 13, 1986.

M. Helen Watts
Notary Public

Property Address:

525 Woodycrest
Nashville, TN

Owner +
Mail Tax Statements To:

Mrs. Martha H. Bourne
3405 Ebenezer Road
Marietta, Georgia 30066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF Sept 1984.

Deputy Register

RUSH

I 5 2 4 9 3

IDENTIF. REFERENCE

SEP 27 10 41 AM '84

FELIX E. ELLSWORTH REGISTER
DAVIDSON COUNTY, TN

FEH/bar