Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Nelle Cox Bernard

AND

TO Larry H. Snedeker, Trustee

FROM

Larry H. Snedeker, Trustee

TO Nancy Bernard Grimes

BOOK 6459 PAGE 329

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancy B. Grimes (NAME) | Same (NAME) | Map 127 |
| 8171 Highway 70S (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 191 |
| Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Larry H. Snedeker
12th Floor
First American Center
Nashville, Tn. 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Nelle C. Bernard
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-20-86

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate

I
~~We~~, Nelle Cox Bernard

by these presents do hereby quitclaim and convey unto Larry H. Snedeker

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being in the 9th Civil District of said County and State, being part of Lot No. 2 on the plan of the Racy Hows Lands, as of record in Book 21, Page 137, Register's Office for said county, described according to a survey made by Ralph W. C. Lambert, surveyor, August 18, 1962, as follows:

Beginning on the southwesterly margin of U.S. Highway No. 70-S, at an iron pin which is 1322 feet northwest of the east boundary line of said Lot No. 2; thence south 33° west 1500 feet to an iron pin; thence north 88° 15' west 160 feet to a corner post; thence north 74° west 85 feet to an iron pin; thence north 33° east 1612 feet to an iron pin in the southwesterly margin of said U.S. Highway No. 70-S; thence with same south 57° east 210 feet to the beginning, containing 7.5 acres, more or less.

Being the same property conveyed to Nelle Cox Bernard by deed from S.G. Ewing, of record in Book 3431, Page 37, Register's Office of said County.

This conveyance is made subject to a 20 foot right-of-way easement along the rear line of premises.

This is {unimproved ( )} {improved (X)} property, known as 8171 Highway 70S, Nashville, Tenn. 37221
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Larry H. Snedeker, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Nancy Bernard Grimes

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 27th day of December, 19 84.

Nelle C Bernard

Larry H. Snedeker

Trustee.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nelle C. Bernard, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 19 84.

Jennifer A. Eatman
Notary Public.

My commission expires: 10-5-88

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry H. Snedeker, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 19 84.

Jennifer A. Eatman
Notary Public.

My commission expires: 10-5-88

3910 12/27 6.00 CHEC K

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IDENTIF. REFERENCE

Dec 27 3 58 PM '84

FELIX A. ELLIS COUNTY REGISTER
DAVIDSON COUNTY, TN