BOOK 6473 PAGE 491

This Form furnished by Attorneys Title Company,

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FROM

JAMES H. RILEY

TO OSCAR A. AKINS,
Executor

IDENTIF. REFERENCE

JAN 11 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR A. AKINS, Executor (NAME)	SAME (NAME)	Map 46
Rt. 1, Martin Chapel Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 42-43
Springfield, TN 37172 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue, North
Box 3348
Nashville, TN 37219-0348

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JAN 1985

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For a consideration the receipt and sufficiency whereof is hereby acknowledged, the undersigned, by these presents, quitclaims, grants and conveys unto OSCAR A. AKINS, Executor under the Last Will and Testament of EARL R. MANIS, Deceased, all the undersigneds interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

TRACT I:
Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being a part of Lot No. 15 of Dr. E. E. Brown's Farm, as of record in Book 161, page 177, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated June 7, 1958, as follows:

Beginning at an iron pin in the southeast boundary line of the property conveyed to Lawrence Alton Smith, et. al., by deed from Rufus Gallaher, Jr., and wife, of record in Book 2485, page 359, said Register's Office, said iron pin being North 51° East 56.5 feet from the center line of Bull Run Road; thence along said boundary line North 51° East 138.0 feet to an iron pin; thence North 61° 05' West 68.0 feet to an iron pin; thence South 24° 15' West 128.0 feet to the beginning

TRACT II:
Land in Davidson County, Tennessee, being a certain tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Situated on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for said County, and being a triangular part of Lot No. 15 on the Map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property, and shown on a copy of a survey made May 16 and 24, 1949, by John D. Karr, County Surveyor, for Rutherford County, Tennessee, and being more particularly described as follows: Beginning at a double stake in the center of Bull Run; thence along the center of said road, North 40 degrees west 15.1 poles to a stake, north 47 & 1/2 degrees west 4 & 1/2 poles to a stake; thence north 51 degrees east 37 poles and 6 feet to corner of Tract No. 7; thence south 22 degrees west 37 & 1/2 poles to the beginning containing 2.8 acres, more or less.

Being the same property conveyed to Earl R. Manis and wife, Virginia Manis, by deed from Jesse Clair Robertson, surviving tenant by the entirety, of record in Book 4022, page 171, Register's Office for Davidson County, Tennessee.
Also, being the same property conveyed to Earl R. Manis by quitclaim deed from Virginia T. Manis, of record in Book 6233, page 983, Register's Office for Davidson County, Tennessee.

THIS is improved property known as Bull Run Road, Route 3, Ashland City, Tennessee.

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

GRANTOR, James H. Riley, enters into this conveyance for the purpose of expressing his lack of ownership and interest in this property, his wife, Virginia T. Riley, having previously executed a quitclaim deed that is of record in Book 6233, page 983, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 8 day of JAN, 1985.

James H. Riley
JAMES H. RILEY

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 JAMES H. RILEY, the bargainor, with whom I am personally acquainted, 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 8 day of JAN, 1985.

Earl J. Porter Jr.
NOTARY PUBLIC

EARL J. PORTER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-19-87