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QUITCLAIM DEED

FROM: ANN GUESS NGA

TO: Mary Ann Guess

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

Address New Owner(s) as follows:

Mary Ann Guess
4016 Hydes Ferry Road
Nashville, Tennessee
37218

Send Tax Bills To: Same

Map-Parcel Numbers

69 - 11 - 042

FELICE WILSON III REGISTER
DAVIDSON COUNTY, TN
MAR 28 9 23 AM '85

IDENTIF. REFERENCE

I 9 1 7 1 3

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 by my child solely for the purpose of transferring his remainder interest to me and that there was no monetary consideration.

Mary Ann Guess

Sworn to and subscribed before me, this 15th day of September, 1984.

W. S. Hofstetter

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 10/20/85

FOR AND IN CONSIDERATION of love and affection which I have for my mother (and no monetary consideration) I, Ann Guess Nga, by these presents do hereby quitclaim and convey unto my mother, Mary Ann Guess, her heirs and assigns all of my interest in and to the following described tract or parcel of land, to wit:

> 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 Mary Ann Guess, et al, by deed from the Third National Bank of record in Book 6369, Page 687, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of ~~September~~ October, 1984.

Ann Guess Nga

STATE OF Virginia)

COUNTY OF Va. Beach)

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Personally appeared before me, Diane Smith Walters, a Notary Public in and for said County and State, the within named Ann Guess Nga, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Va. Beach, Va., 12:00 Noon this 1st day of October, 1984.

SMITH WALTERS NOTARY PUBLIC

Diane Smith Walters
Notary Public

My Commission Expires:
June 29, 1986