BOOK 6857 PAGE 778

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PREPARED BY: Bobby D. Davis, Attorney
Law Offices, McKinney, Davis & Hart
1303 Gallatin Road, North
Post Office Box 649
Madison, Tennessee 37116

IDENTIF. REFERENCE

MAY 24 12 34 PM '85
THOMAS Y. WILSON II REGISTER
DAVIDSON COUNTY, TN

NAME NEW OWNER:

James R. McKinney,
1/2 interest;
Earlene Bush, Trustee,
1/2 interest.

ADDRESS NEW OWNER:

1303 Gallatin Road, N.
Madison, TN 37115

SEND TAX BILLS:

James R. McKinney
Post Office Box 649
Madison, TN 37116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None .

Melissie Earlene Conrad Bush
AFFIANT

Subscribed and sworn to before me this 23rd day of May, 1985.

Janice P. Stewart
NOTARY PUBLIC

My Commission Expires: 4-20-86

Map & Parcel: See Below

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Melissie Earlene Conrad Bush, Executrix of the Estate of James Thomas Conrad, by these presents does hereby quitclaim and convey unto Trust A, B and C, as designated under the Will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush as Trustee of each of the aforementioned trusts, with full power to sell, transfer, convey or mortgage the property without the disclosure of the trusts or any beneficiaries thereof the following tracts of land:

TRACT 1:
Map & Parcel No. 34-9 136

Being Lots No. 42, 43 and 44 of Block "F" being in the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee.

Said lots front 75 feet on the north side of Tennyson and extend back between parallel lines 110 feet to an alley.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from James William Jones, et ux, of record in Book 4047, page 759, R.O.D.C.

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TRACT 2:
Map & Parcel No. 34-9 103

Being Lots Nos. Fourteen (14) and Fifteen (15) of Block "E" on the Plan of Edenwold City, as of record in Book No. 421, page 123, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 14 and 15 front together fifty (50) feet on the south side of Shakespeare Avenue and run back between parallel lines 110 feet to an alley.

Being the same property conveyed to James T. Conrad and James R. McKinney by Agreed Order from Madison Finance & Thrift, Inc. of record in Book 4923, page 610, R.O.D.C.

TRACT 3:
Map & Parcel No. 34-9 126

Land in Davidson County, Tennessee: Shakespeare Avenue, Lot numbered 44 in the Plan of Block "B" Edenwold City, 25 x 110, Field Book Number 40965.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Four Star Realty Investment Company of record in Book 4995, page 228, R.O.D.C.

TRACT 4:
Map & Parcel No. 34-9 123
Map & Parcel No. 34-10 34
Map & Parcel No. 34-13 50

Being certain Lots in Block "H", "C", "B", and "F" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee as follows:

Block H, lots numbers 4, 5, 6, 35 and 36. All front 25 feet each and have various depths as shown on the plat mentioned above.

Block C, lots numbers 10, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32. All front 25 feet each and have a depth of 110 feet.

Block B, lots numbers 38 and 39. Both front 25 feet each and have a depth of 110 feet.

Block F., lot number 17, fronts 25 feet with a depth of 110 feet.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Sidney Rosenberg, et ux, of record in Book 4069, page 563, R.O.D.C.

TRACT 5:
Map & Parcel No. 34-13 28
Map & Parcel No. 34-13 30

Land in Davidson County, Tennessee, being Lots Nos. 11, 12, Block H, on the Map of Edenwold City, of record in Book 421, page 123, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the south side of Tennyson Avenue and run back between lines, 169 1/2

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feet on the west line of Lot No. 11 and 166 1/2 feet on the east side of Lot 12 to a dead line on which they measure 50 feet more or less thereon.

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 of Block H, on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the south side of Tennyson Avenue and run back between lines 166 1/2 feet on the west line of Lot No. 13 and 163 1/2 feet on the east line of Lot No. 14 to a dead line in the rear on which they measure 50 feet more or less.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Willie Mae Christian of record in Book 4078, page 22, R.O.D.C.

TRACT 6:
Map & Parcel No. 34-13 49

Land in Davidson County, Tennessee, being Lots 32, 33 and 34 as set out in Book 509, page 417, Register's Office for said County.

Said Lot 32 fronts 25 feet on the south side of Tennyson Avenue and runs back 53 1/2 feet on the west side and 49 feet on the east side.

Said Lot 33 fronts 25 feet on the south side of Tennyson Avenue and runs back 49 feet on the west side and 43 feet on the east side.

Said Lot 34 fronts 25 feet on the south side of Tennyson Avenue and runs back 43 feet on the west side and 35 1/2 feet on the east side.

All lots run back to a dead line to the rear.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Andrew Kelly, et ux, of record in Book 4954, page 860, R.O.D.C.

TRACT 7:
Map & Parcel No. 34-13 11

Being certain Lots in Block "E" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee, as follows:

Block "E", Lots Numbers 51 and 52. All front 25 feet each and have a depth of 110 feet on Tennyson Avenue.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Elyse L. Cheshire of record in Book 4152, page 965, R.O.D.C.

TRACT 8:
Map & Parcel No. 34-13 46

Land in Davidson County, Tennessee, being Lot No. 29, Edenwold City Subdivision, as of record in Book 421, page 123, R.O.D.C., Tennessee, and said lot fronts 27 feet on

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Tennyson Avenue and goes 70 feet and has an irregular rear measurement to which the exact irregular measurement reference is hereby made to the Edenwold City Subdivision in Book 421, page 123, R.O.D.C., Tennessee, for the exact measurement.

Being part of the same property conveyed to James T. Conrad and James R. McKinney by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5486, page 153, R.O.D.C.

TRACT 9:
Map & Parcel No. 34-9 134

Being Lot No. 11, Block "F", on the plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 25 feet on the southerly side of Shakespeare Avenue and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Walter Porter, Jr., et ux, of record in Book 4293, page 657, R.O.D.C.

TRACT 10:
Map & Parcel No. 34-6 32

A piece of parcel of land at Edgefield Junction, Davidson County, Tennessee, from beginning at a stake on Abraham Bowles' corner fifty feet from the center of the E. and K. Railroad and parallel unto said Road 5.33 poles to a stake at 70' E. 32 1/2 poles from Road to a stake at about 6.50 N. to a stake in said Abraham Bowles' lot, thence to the beginning 29 poles, containing one acre more or less.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from James H. Cunningham of record in Book 5143, page 292, R.O.D.C.

TRACT 11:
Map & Parcel No. 34-13 254

Land in Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of a tract now held by Metropolitan Government; running west 106 feet; thence north 40 feet; thence east 106 feet; thence 40 feet to the beginning.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5254, page 241, R.O.D.C.

TRACT 12:
Map & Parcel No. 43-10 58

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and described partly according to a copy of a survey made by J. E. Bell, Surveyor,

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dated April 20, 1965, as follows:

Beginning at a point on the westerly boundary line of Lot No. 1 on the plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, 408 feet northerly from the northerly margin of Old Hickory Boulevard; thence with the westerly boundary line of said Lot No. 1, North 2 deg. east 600 feet to a point 200 feet southerly from the southerly margin of Dupont Avenue; thence north 88 deg. west and parallel with said Dupont Avenue 200 feet to a point; thence south 2 deg. west 609.3 feet to a point 408 feet northerly from the northerly margin of said Old Hickory Boulevard; thence north 88 deg. 32' east and parallel with said Old Hickory Boulevard 200 feet to the point of beginning.

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and described partly according to a copy of a survey made by J. E. Bell, Surveyor, dated April 20, 1965, as follows:

Beginning at a point in the westerly boundary line of Lot No. 1 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office, Davidson County, Tennessee, at the northerly right of way of the new State Road No. 45; thence north 2 deg. east 75 feet more or less; thence, south 88 deg. 32' west and parallel with Old Hickory Boulevard 200 feet to a point; thence, south 2 deg. west 23 feet more or less to the northerly right of way of new State Road No. 45; thence, along the northerly right of way of new State Road No. 45 in the westerly direction 200 feet to the point of beginning.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from E. C. Chance, et ux, of record in Book 4296, page 750, R.O.D.C.

TRACT 13:

Map & Parcel No. 34-10 46; Map & Parcel No. 34-9 112;
Map & Parcel No. 34-9 135; Map & Parcel No. 34-10 40;
Map & Parcel No. 34-13 13; Map & Parcel No. 34-13 7;
Map & Parcel No. 34-13 6; Map & Parcel No. 34-13 34;
Map & Parcel No. 34-13 37; Map & Parcel No. 34-13 38;
Map & Parcel No. 34-13 42

Being Lots Nos. 29 to 45 inclusive, and Lots 47 to 50 both inclusive and Lots 53 to 58 both inclusive of Block "E" and lots 23 to 41 both inclusive of Block "F" and Lots Nos. 4, 5 and 6 of Block "G" and Lots 17 to 22 both inclusive and Lots No. 25 to 28 both inclusive of Block "H" on the plat of Edenwold City, as of record in Book 421, page 123, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from Dorothy Dunn of record in Book 4215, page 250, R.O.D.C.

TRACT 14:
Map & Parcel No. 43-11 186

Land in the 11th Civil District of Davidson County, Tennessee, being parts of Tracts 6 and 7 of the Anderson Estates, as of record in Book 1130, page 37, Register's

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Office for said County, described as follows:

Beginning at a point 400 feet west of Rio Vista Drive, at a concrete monument, said point being the common corner of Lots 5, 9, and 10 of the Subdivision of part of Tracts No. 6, 7, and 8 of the Anderson Estates, as of record in Book 1835, page 121, Register's Office; thence with the back line of Lots 5, 4, 3, 2, and 1 of said Subdivision, 524.9 feet to a concrete monument in the line between Tracts 5 and 6 of the Anderson Estates shown on a survey of the Anderson Property made by Z. J. Wilkinson, June 24, 1941, said concrete monument being 400 feet from the north margin of Old Hickory Boulevard; thence northerly with the line between Tracts 5 and 6 of said Anderson Estates, 808.6 feet more or less to the south margin of DuPont Avenue; thence with the south margin of DuPont Avenue easterly 522.9 feet more or less to a concrete monument in the northweest corner of Lot No. 17 of the subdivision of parts of Tracts 6, 7 and 8 of said Anderson Estates, southerly 810.4 feet to the point of beginning, containing 8 acres more or less. Included in the above described property but excluded therefrom is the property conveyed to the State of Tennessee by Grey Gill and wife, as of record in Book 4051, page 884, said Register's Office.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from O. B. Bufford of record in Book 5118, page 876, R.O.D.C.

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

Witness my hand this 23rd day of May, 1985.

Melissie Earlene Conrad Bush
MELISSIE EARLENE CONRAD BUSH
Executrix of the Estate of
James Thomas Conrad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissie Earlene Conrad Bush, Executrix of the Estate of James Thomas Conrad, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of May, 1985.

Janice P. Blaisdell
NOTARY PUBLIC

My Commission Expires: 4-20-88

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