This instrument prepared by:
John Aaron Holt, Esquire
J. MICHAEL JACOBS & ASSOCIATES
311 White Bridge Road
Nasnville, Tennessee 37209
615/353-0930

QUITCLAIM DEED

BOOK 6653 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
E. V. Simmons, Jr.	Same	47
(NAME) 1602 HAMPTON ST.	(NAME) SAME	106
(STREET ADDRESS OR ROUTE NUMBER) NASH TENN 37207 (CITY) (STATE) (ZIP)	(STREET ADDRESS) SAME (CITY) (STATE) (ZIP)	13D-50710

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Verna Leann Simmons, by these presents do hereby quitclaim and convey unto E. V. Simmons, Jr., her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County being in the 13th, formerly 25th District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, and being known as part of Tract No. 24 on the Map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property and shown on a copy of a survey dated May 16 & 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, and described according to a survey made by Ralph W. C. Lambert, July 15, 1972, as follows: BEGINNING on the easterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to J. D. Williams and wife, by deed from J. H. Burton and wife, of record in Book 2925, page 81; thence with said Williams' southerly line, easterly 225 feet to the center of a creek bed; thence with the center of same, North 15° East 20 feet to the southerly line of the property conveyed to J. B. Williams and wife, by deed from S. A. Watson and wife, as of record in Book 1971, page 547; thence with said Williams' southerly line, South 69° 32' East 612.8 feet to his southeast corner; thence South 2° West 183 feet; thence North 72° 45' West 650 feet; thence North 15° East 88 feet; thence North 74° 45' West 650 feet; thence North 15° East 88 feet; thence North 74° 45' West 255 feet to the easterly margin of Old Hickory Boulevard; thence with said Boulevard, North 15° East 95 feet to the beginning, containing 3.0 acres, more or less.

Being the same property conveyed to E. V. Simmons, Jr. and wife, Verna Leann Simmons by deed from Danny R. Adcock and Rita Adcock of record in Book 5928 page 718, Register's Office for Davidson County Tennessee.

This is improved property known as Rt. 3, Box 240 A, Old Hickory Blvd., Ashland City, Tennessee 37015.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 9th day of Sept 1985

Affiant VERNA LEANN SIMMONS

My commission expires: 4-18-87 (Affix Seal)

Notary Public

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

Witness our hands this 9th day of Sept., 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This deed was prepared by John A. Holt from information supplied by parties and no independant examination of public records.

Verna Leann Simmons
VERNA LEANN SIMMONS

I, VERNA LEANN SIMMONS, enter into this conveyance pursuant to the Final Divorce Decree awarding Mr. Simmons title to the above-described property.

This conveyance is subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Verna Leann Simmons, a Notary Public in and for said County and State, Davidson Co. TN

the within named bargainor s, 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 Nashville, Tn. Davidson Co. this 12th day of Sept, 1985.

Notary Public

Commission expires 4-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires _____

SEP 12 10 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 5 8 2 0

QUITCLAIM DEED

VERNA LEANN LYDICK
~~AND~~
TO
E. V. SIMMONS, JR.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627