THIS INSTRUMENT PREPARED BY:
DAVID R. KENNEDY, ATTORNEY
4207 Lebanon Road
Hermitage, TN 37076
(from information furnished
by others)

BOOK 6791 PAGE 261

ADDRESS NEW OWNER(S):
James R. Irons
4644 Old HIckory Blvd.
Hermitage, TN 37076

TAX BILLS TO:
Same

MAP/PARCEL NOS.:
Map: 075-09-0

PARCEL: Part of
269.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, and other good and valuable consideration sufficient unto the parties herein, we, David R. Kennedy, Joseph Lukomski and John B. Stark, by these presents do hereby quitclaim and convey unto James R. Irons, his heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land, with all improvements and appurtenances thereunto belonging, being more particularly described as follows:

Land in Davidson County, Tennessee, to-wit:

BEING Lot No. 1 on the Plan of the Resubdivision of Lot 2, C.B. Howse Property, set forth on the Plat of record in Plat Book 6250, Page 712, R.O.D.C.T. according to a survey by Ahler-Martin Co. dated September 26, 1985, and to which plat reference is made for a more complete and accurate description thereof.

BEING a part of the same property conveyed to David R. Kennedy, Joseph Lukomski and John B. Stark, as tenants in common by Warranty Deed dated May 6, 1985, from James R. Irons and wife, Melody W. Irons, of record in Book 6570, Page 124, R.O.D.C.T.

INCLUDED in the description above, but excluded from this conveyance is a perpetual easement upon and through Lot No. 1 which the grantors hereby specifically reserve for the purpose of engress and egress to and from Lot No. 2 on the Plan of the resubdivision of Lot No. 2, C.D. Howse Property set forth on the Plat of record in Plat Book 6250, page 712, R.O.D.C.T. according to a survey by Ahler-Martin Co. dated September 26, 1985, and to which plat reference is made for a more complete and accurate description thereof; said easement being more particularly described as follows: a continuous strip of land approximately 10 feet wide by approximately 157.21 feet running from Old Hickory Blvd. to the rear boundary of Lot No. 1, said 10 foot wide strip running parallel with the entire common boundary line between Lots No. 1 and 2 as set forth in the aforesaid Plat, and shall include a strip running parallel and contiguous with the rear boundary of Lot No. 1, being 50 feet by 40 feet.

This perpetual easement shall include, but not be limited to the permission to pave, grade, and utilize any portion of said easement for the parking of vehicles, the installation of lights and signs.

This conveyance is subject to any and all restrictions, easements, and encumberances that may be of record in the Register's Office for Davidson County, Tennessee.

This is improved property know as 4644 old Hickory Bldv., Hermitage, TN, 37076.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of February, 1986.

DAVID R. KENNEDY

JOHN B. STARK

RUSH

JOSEPH LUKOMSKI

FEB 27 | 47 PM '86
FELIX Z. WHITEHOUSE REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7 8 9 4 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, the within named bargainors, David R. Kennedy, Joseph Lukomski, and John B. Stark, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 27th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 4-19-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Sworn to and Subscribed before me this the 27th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 4-19-87.