STATE OF TENNESSEE ) BOOK 6806 PAGE 771
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $2,000.00.

Claude Callicott

CLAUDE CALLICOTT, AFFIANT
AGENT FOR JERRY W. BLAIR

Subscribed and sworn to before me this the 26th day of February, 1986

NOTARY PUBLIC
My Commission Expire: 4/20/86

THIS INSTRUMENT WAS PREPARED BY:

Claude Callicott, Attorney, 2300 21st Avenue South, Nashville, TN 37212

| Address New Owners as follows: | Send Tax bills to: | Map-Parcel Number |
|---|---|---|
| Jerry W. Blair and wife,<br>Joy S. Blair<br>6597 Jocelyn Hollow Road<br>Nashville, TN 37205 | Same | Map 155<br>Parcels 51 and<br>Part of 53 |

QUITCLAIM DEED

Whereas, in the case of Coleman Brown vs. Myra Ann Barksdale, et al, No. 82-1608-III in the Chancery Court of Davidson County, Tennessee the Court sold and Jerry W. Blair and wife, Joy S. Blair bought, a tract of land containing 26.94 acres and the Clerk and Master of the said Chancery Court, Christina Norris, executed and acknowledged and delivered a deed conveying said tract of land to Jerry W. Blair and wife, Joy S. Blair, said deed being dated December 31, 1984 and being recorded in Book 6471, Page 897 of the Register's Office for Davidson County, Tennessee, and

Whereas, said 26.94 acre tract is described as follows:

TRACT ONE:

Land in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bound in general by Chaffin and Bell, on the North, McCrory Lane on the East and by property of the Brown heirs on the South and by Smith and Chaffin on the West, and being more accurately described according to a survey of C. K. McLemore, dated June, 1983 and May, 1984 as follows:

BEGINNING at an iron post in the west margin of McCrory Lane at Bell's Southeast corner; thence with Bell's southern property line, North 82 degrees 30 minutes 00 seconds West, passing at 315 feet (more or less) his southwest corner and Chaffin's southeast corner and continuing a total length of 543.00 feet; thence continuing with the following fourteen calls along Chaffin's southern line following closely a meandering fence line; North 69 degrees 31 minutes 02 seconds West 46.1 feet; North 58 degrees 34 minutes 02 seconds West 56.6 feet; North 52 degrees 58 minutes 13 seconds West 181.2 feet; North 65 degrees 41 minutes 46 seconds West 28.9 feet; North 79 degrees 12 minutes 06 seconds West 18.2 feet; North 84 degrees 33 minutes 17 seconds West 90.2 feet; North 80 degrees 59 minutes 10 seconds West 139.9 feet; North 56 degrees 31 minutes 53 seconds West 269.2 feet; North 65 degrees 21 minutes 24 seconds West 311.1 feet; North 76 degrees 23 minutes 53 seconds West 226.0 feet; South 84 degrees 34 minutes 20 seconds West 266.5 feet; South 67 degrees 10 minutes 51 seconds West 50.6 feet; South 73 degrees 01 minutes 48 seconds West 112.4 feet South 68 degrees 57 minutes 38 seconds West 70.2 feet to a

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02/10
4153

corner post an interior corner of Chaffin; thence South 2 degrees 23 minutes 50 seconds West 419.5 feet to an iron pin thence South 79 degrees 44 minutes 14 seconds East 1,753.7 feet to an iron pin; thence South 70 degrees 03 minutes 28 seconds East 900.0 feet to a pin in the westerly margin of McCrory Lane; thence in a northerly direction with the westerly margin of McCrory Lane with a gradual curve to the left 627.7 feet to an iron pin, being the point of beginning, said tract containing 26.94 acres, more or less.



Being a part of that tract of land which was conveyed to Philip Brown by deed from Margaret C. Stover of record in Book 280, page 578 Register's Office for Davidson County, Tennessee and is a part or all of that tract of land which was conveyed to Philip Brown heirs by deed from W. J. McCrory and wife of record in Book 785, page 280 Register's Office for Davidson County, Tennessee.

And Whereas, A. W. Chaffin and wife, Edna L. Chaffin, claim and contend that they own a strip of land containing approximately 8.66 acres, which said strip is a part of the said 26.94 acres tract conveyed to Jerry W. Blair and wife, Joy S. Blair in their deed from the Clerk and Master of the Chancery Court recorded in Book 6471, Page 897 of the said Register's Office for said County, the land in dispute lying generally along the northern boundary of the 26.94 acre tract and being parcel 51 on Map 155 of the official property map of Davidson County, Tennessee, as revised March 4, 1980. Map 155 of said official property Map was again revised on May 13, 1985, and on this May 13, 1985 Revision the said 26.94 acres tract which had recently been conveyed by the Clerk and Master of the Chancery Court to Jerry W. Blair and wife, Joy S. Blair and which up to May 13, 1985 had contained all of parcel 51 and a part of parcel 53 on said Map 155, was assigned a new parcel number, on Map 155, the new parcel number being 236.

Whereas, A. W. Chaffin and wife, Edna L. Chaffin, claim title to the land in dispute under the following instruments:

1. Will of W. J. McCrory - Will Book 59, Page 475 in the Office of County Court Clerk of Davidson County, Tennessee.

2. Deed - 135 acres from Samatha Sneed McCrory, et al, the others being J. Neil Forehand and W. Ellis Forehand to Roy B. Smith and wife, Betty Reneau Smith, dated October ____, 1948, recorded November 8, 1948 in Book 1645, Page 118 of the Register's Office for Davidson County, Tennessee.

3. Deed - 66 acres from Roy B. Smith and wife, Betty R. Smith, to A. W. Chaffin and wife, Edna L. Chaffin, 66 acres, more or less, the deed being dated July 1, 1977 and recorded in Book 5421, Page 89, said Register's Office on April 13, 1979.

4. Deed of Correction from Roy B. Smith and wife, Betty Reneau Smith, to A. W. Chaffin and wife, Edna L. Chaffin, 79.997 acres dated October 3, 1980, recorded October ___, 1980 in Book 5662, Page 875, said Register's Office, and

Whereas, Jerry W. Blair and wife, Joy S. Blair, claim title to the said 26.94 acre tract including the approximately 8.66 acre strip in dispute under the following instruments:

1. Deed - Margaret C. Stover and husband, James P. Stover, to Phillip Brown of 73 acres plus 141 poles. This deed was dated November 4, 1902 and was recorded on March 9, 1903 in Book 280, Page 578, said Register's Office.

2. Deed - W. J. McCrory and wife, Samatha McCrory to Phillip Brown's heirs, 6-3/4 acres, more or less, the deed being dated July 13, 1922 and recorded on March 8, 1930 in Book 785, Page 280, said Register's Office.

3. Deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville to Jerry W. Blair and wife, Joy S. Blair, two tracts, one for 26.94 acres, the other 1.03 acres. The land in dispute is a part of the 26.94 acre tract. This deed was recorded in Book 6471, Page 897, the date of the deed being December 31, 1984. The deed was executed in accordance with the order of the

Chancery Court in the case of Coleman Brown vs. Myra Ann Barksdale, et al, No. 82-1608-III of the Chancery Court of Davidson County, Tennessee, and

Whereas, the said Jerry W. Blair and wife, Joy S. Blair, claim title to all of the 26.94 acre tract including the strip of land in dispute which is approximately 8.66 acres by virtue of the fact that their title instruments go back to a common source with the title instruments of the said A. W. Chaffin and wife, Edna L. Chaffin, but the title instruments of the said Blairs are older than the instruments of the Chaffins, and



Whereas, the said Blairs further claim title by adverse possession and prescription, and

Whereas, they rely also on the following code sections of Tennessee Code Annotated:

28-2-101, 28-2-102, 28-2-105, 28-2-109, 28-2-110, and

Whereas, the said Blairs further contend that the deeds from Smith to Chaffin are champertous and are null and void, it being the insistence of the Blairs that at the time the said deeds to Chaffin were executed, the people under whom the Blairs claim title were in adverse possession of the said property, and

Whereas, the said A. W. Chaffin and wife, Edna L. Chaffin, have agreed that for a consideration of $2,000.00 they would withdraw and abandon their claim to the entire 26.94 acre tract including the approximately 8.66 acres which has been in dispute and have further agreed to execute a quitclaim deed to the said Jerry W. Blair and wife, Joy S. Blair,

Now, therefore, in consideration of the payment of the sum of $2,000.00 to A. W. Chaffin and wife, Edna L. Chaffin, out of the funds that have been retained in the office of the Clerk and Master at Nashville in the case of Coleman Brown vs. Myra Ann Barksdale, No. 82-1608-III, the receipt of said $2,000.00 being hereby acknowledged by A. W. Chaffin and wife, Edna L. Chaffin, we the said A. W. Chaffin and wife Edna L. Chaffin, do hereby quitclaim unto Jerry W. Blair and wife, Joy S. Blair, their heirs and assigns, all our right, title and interest, if any, in and to the said 26.94 acre tract of land hereinabove described including especially the strip of land containing approximately 8.66 acres of land hereinabove referred to which has been in dispute and which, as aforesaid lies within the boundaries of and is a part of the 26.94 acre tract.

For the same consideration we, A. W. Chaffin and wife, Edna L. Chaffin do hereby:

1. Assign and transfer unto Jerry W. Blair and wife, Joy S. Blair, their heirs and assigns, all the covenants and warranties contained in the two deeds from Roy B. Smith and wife, Baby Reneau Smith, of record in Book 5421, Page 89 and Book 5662, Page 875 of the said Register's Office.

2. Covenant that we have paid in full Roy B. Smith and wife, Baby Reneau Smith, for the land conveyed to us in the two deeds just above referred to and that we have not mortgaged, encumbered or sold or transferred any part of the land which we acquired from the said Smith.

3. Withdraw and abandon all our claims of every kind and character whatsoever to the 26.94 acre tract of land hereinabove described including the approximately 8.66 acre tract which has been in dispute and which is a part of the 26.94 acre tract.

4. Acknowledge that the said 26.94 acre tract was accurately and correctly surveyed, platted and described by C. K. McLemore, his description being as hereinabove set out and a copy of his plat of said 26.94 acre tract being attached hereto as a part of this instrument and marked Exhibit #1.

IN WITNESS WHEREOF, we, A. W. Chaffin and wife, Edna L. Chaffin, have this day subscribed our names hereto.

A. W. CHAFFIN

EDNA L. CHAFFIN

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, DAVID E. MEAD, a Notary Public in and for the said state and county the within named A. W. Chaffin and wife, Edna L. Chaffin, the Bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 9-9-89

DAVID E. MEAD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIFICATION REFERENCE

MAR 18 12 14 PM '86

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

Book 6806

Page 775

Map

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6806 PAGE 776

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 2000.00- | CAMT. |
| | | | 5.20 | CSTAX |
| | | | .50 | PRFEE |
| | | | 22.00 | WDEED |
| | | | CHECK | 27.70- |
| | | | 4153A03A18706 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83983

IDENTIFICATION REFERENCE

MAR 18 12 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228445