Box 12
2165 7036-1

BOOK 6850 PAGE 652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

June Atkinson
Affiant

Subscribed and sworn to before me, this 7th day of May, 1986

Heather Potts
Notary Public

My Commission expires: 11-1-87

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
W. Randall Sexton Nellie Ruth Ward 4594 Old Hickory Blvd. Nash. Tn.	Metropolitan Federal Savings & Loan Association 230 Fourth Ave. North Nashville, TN 37219	78-0-017 13D50110 Part of 78-00-057 13D50115

QUITCLAIM DEED

KNOW ALL MEN by these presents that W. RANDALL SEXTON, /Unmarried for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto NELLIE RUTH WARD / Unmarried her heirs and assigns, his one-half (1/2) undivided interest, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13, 1965, and Southern Land & Associates, Inc., April 7, 1978, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, at the Northwest corner of the property conveyed to Wilburn Earl Harrison and wife, by deed from Joe W. Collier, et al, of record in Book 4390, page 261, Register's Office for said County; thence with Harrison's Northerly line southeasterly 553 feet to an iron pin; thence northeasterly 245 feet to an iron pin at the southeast corner of the property conveyed to Peter K. Nikonovich and wife, Slyvia Jean Nikonovich, by deed from William D. Johnson and wife, Virgie M. Johnson, of record in Book 4447, page 360, said Register's Office; thence with Johnson's southerly line northwesterly 567 feet to an iron pin in the easterly margin of Old Hickory Boulevard southerly 248 feet to the beginning.

Being the same property conveyed to W. Randall Sexton by deed from Gary Fillman and wife, Patricia Fillman, of record in Book 6558, page 54, Register's Office for Davidson County, Tennessee.

EASEMENT

Land in the 13th Civil District of Davidson County, Tennessee, described according to a drawing by R. L. Montoya Land Surveying as follows:

Beginning at an iron pin in the east margin of Old Hickory Boulevard; said point being the northwest corner of W. Randall Sexton's Property as of record in Deed Book 6558, page 54, Register's Office for Davidson County, Tennessee; thence, with said east margin with a curve to the right, having a radius of 2350.40 feet and a distance of 133.46 feet to a point; thence, leaving the east margin South 3 degrees, 29 minutes 25 seconds east, 135.47 feet to a point in the south line of Dennis Sexton's property as of record in Deed Book 6638, page 265, Register's Office for Davidson County, Tennessee, and Randall Sexton's north line; thence, with said north line, North 80 degrees 14 minutes 18 seconds west 51.51 feet to the point of beginning, containing 3480 square feet or 0.08 acre, more or less.

Being part of the same property conveyed to Dennis Randall Sexton and W. Randall Sexton from Peter K. Nikonovich and wife, Slyvia Jean Nikonovich, by warranty deed of record in Book 6638, page 265, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 7th day of May, 1986.

W. Randall Sexton

W. RANDALL SEXTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Randall Sexton, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 1986.

Heather Potts

Notary Public

My Commission Expires: 11-1-87

MAY 7 3 10 PM '86
FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

98600