QUITCLAIM DEED

BOOK 6905 PAGE 299

This instrument prepared by:

Mose J. Davie, Attorney
1026-4th Ave., North
Nashville, TN. 37219
(615) 256-6119

MAP AND PARCEL NUMBERS

Map # 59-14

Parcel # 154

This instrument made and entered into on this the 1st day of July, 1986, by and between Cornelius Ridley, party of the first part, of Nashville, Davidson County, Tennessee; and Josephine L. Ridley, party of the second part, of Nashville, Davidson County, Tennessee;

WITNESSETH:

For and in consideration of the sum of One-dollar . . . . . ($1.00) cash in hand paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations, the party of the first part quitclaims and conveys unto the party of the second part, all of his rights, title and interest in and to the following described real estate, to wit:

Being lot No. 188 on the Plan of Haynes Manor, Section 1, as of record in book 3600, page 85, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Crouch Drive, the common corner of lots Nos. 188 and 189; thence northeasterly along the line between said lots, 104.7 feet to the common rear corner of lots Nos. 188, 189, and 198; thence southeasterly along the line between lots Nos. 188 and 198, 84.3 feet to a point in the westerly margin of Bontemps Drive; thence along said margin of said Drive and along a curve, southerly 71 feet to the beginning of another curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Crouch Drive; thence along said margin of said Drive, westerly 57 feet to the point of beginning.
Being the same property conveyed to Cornelius Ridley and wife, Josephine L. Ridley, by deed from James T. McLean and wife, Carole L. McLean, as of record in Book 3996, page 140, said Register's Office.

This conveyance is made subject to a 10 foot easement for public utilities and drainage, anchor easement, overhang easement, 30-foot building setback line from Crouch Drive, 15-foot building setback line from Bontemps Drive and conditions of owners certificate, as shown on plan of record in book 3600, page 85, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3829, page 720, as amended by instrument of record in book 3840, page 404, Register's Office for said County.

The aforesaid property is improved and known as 3834 Crouch Drive, Nashville, Tennessee 37207. Send all tax statements to Josephine L. Ridley at the aforesaid address. Mail

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his signature, this the day and date first above written.

CORNELIUS RIDLEY

16338

IDENTIFICATION REFERENCE

JUL 1 2 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

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Personally appeared before me, Mose J. Davie,
a Notary Public in and for said County and State, the within named
Cornelius Ridley, the bargainor with whom I am personally acquainted
and who acknowledged that he executed the within instrument for the purposes therein
contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day
of July, 1986.

NOTARY PUBLIC

My commission expires: October 24, 1988.

The actual consideration or true value, whichever is greater for this
transfer is $1.00.

Josephine L. Ridley
AFFIANT

Sworn to and subscribed before me this 1st day of July, 1986.

B. Edwards
DEPUTY REGISTER