| Address New Owner: | Name of Mortgagee: | Map-Parcel No. |
|---|---|---|
| Philip D Rion and wife,<br>Dana I. Rion<br>713 S. Dickerson Road<br>Goodlettsville, TN 37072 | None | Tract I:<br>25-12 5<br>25-12 6<br>Tract II:<br>Part of 25-12 7 |

BOOK 7005 PAGE 213

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and for the sum of Forty Thousand and No/100 ($40,000.00) Dollars, receipt of which is hereby acknowledged, we, WILLIAM C. RION, JR. and wife, SHIRLEY D. RION, by these presents do hereby quitclaim, transfer and convey all of our right, title and interest in and to the hereinafter described property unto the said PHILIP D. RION and wife, DANA I. RION, their heirs and assigns, said property being certain tracts of land in Davidson County, Tennessee, described as follows, to-wit:

**TRACT I:** Being Lots Nos. 5 and 6 on the Plan of the Subdivision of part of Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S. M. McMurray Engineering Co., July 1, 1940, as follows:

Lot No. 5: Beginning on the westerly margin of the Dickerson Pike at a point 200 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two Lots, North 77 degrees 40' West 890.3 feet, more or less, to a stake; thence South 18 degrees 55' West 100 feet, to a stake at the corner of Lots No. 5 and 6; thence with the line between said two Lots, South 77 degrees 40' East 889.3 feet, more or less, to a stake in the westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

Lot No. 6: Beginning on the Westerly margin of the Dickerson Pike, at a point 300 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two Lots North 77 degrees 40' West 889.3 feet, more or less, to a stake; thence South 18 degrees 55' West 100 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the line between said two Lots South 77 degrees 40' West 888.3 feet, more or less, to a stake in the Westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to William C. Rion and wife, Anne H. Rion by deed from Goldman B. Walrond and wife, Virginia W. Walrond, of record in Book 1345, page 238, Register's Office for Davidson County, Tennessee, the said William C. Rion having predeceased Anne H. Rion, and the said Anne H. Rion having since died intestate, leaving William C. Rion, Jr. as her sole surviving heir-at-law.

This conveyance of Tract I shall be subject to the following restrictions:

1. Said property shall be used for residence purposes only.

2. No residence shall be constructed on said property at less distance than 50 feet from the front margin of the Lot, being the westerly margin of the Dickerson Road, and no residence shall be erected thereon to cost less than $2,500.00.

**TRACT II:** Being parts of Lots Nos. 7 and 8 on the unrecorded plan of the Lily Bell Farm, near Goodlettsville, and described as follows:

Beginning at a point in a wire fence, 464 feet west of the westerly margin of Dickerson Pike; thence along said fence north 77 degrees 40' west 418 feet to an original iron pin at a fence post; thence along another fence south 19 degrees west 200 feet to the northwest corner of the property conveyed to I. W. Carson and wife by deed of record in Book 1404, page 7, Register's Office for said County; thence along Carson's north line, south 77 degrees 40' east 418 feet to a point which is 459.1 feet west of the west margin of Dickerson Pike; thence northerly 200 feet to the beginning.

Being the same property conveyed to William C. Rion and wife, Ann Kroll Rion, by deed from Paul C. Biery and wife, Roberta A. Biery, of record in Book 1580, page 533, Register's Office for Davidson County, Tennessee, the said William C. Rion having predeceased Ann Kroll Rion, and the said Ann Kroll Rion having since died intestate, leaving William C. Rion, Jr. as her sole surviving heir-at- law, and the said Ann Kroll Rion and Anne H. Rion being one and the same person.

Included in the above description but expressly excluded from this conveyance is the following property:

Being a portion of that tract of land conveyed to William C. Rion and wife, Ann Kroll Rion, in Book 1580, page 533, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated 12/20/85, as follows:

Beginning at an iron pin in an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, page 249, Register's Office for Davidson County, Tennessee; thence with the east line of Carpenter (Book 4214, page 555) N 25 degrees 34' 04" E 114.24' to an iron pin in said fence line; thence leaving the line of Carpenter S 70 degrees 37' 52" E 251.09' to an iron pin; thence S 28 degrees 51' 38" W 64.12' to an iron pin; thence S 70 degrees 30' 12" E 170.59' to an iron pin in the west line of Crutchfield (Book 3768, page 235); thence with the line of Crutchfield S 25 degrees 33' 21" W 49.98' to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W. C. Rion (Book 4228, page 249); thence with Rion's north line N 70 degrees 40' 00" W 418.05' to the point of beginning containing .843 acres, more or less.

Being the same property described as Tract II in the conveyance to William E. Rion and wife, Teresa C. Rion, from William C. Rion, Jr., of record in Book 7004, page 641, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 S. Dickerson Road, Goodlettsville, Tennessee 37072.

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

**IN WITNESS WHEREOF,** we have hereunto set our hands this the 18th day SEPTEMBER, 1986.

William C. Rion, Jr.
**WILLIAM C. RION, JR.**

Shirley D. Rion
**SHIRLEY D. RION**

STATE OF WEST VIRGINIA
COUNTY OF Wood

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named WILLIAM C. RION, JR. and wife, SHIRLEY D. RION, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Parkersburg, West Virginia, this 18th day of September, 1986.

Ruth A. Lewis
NOTARY PUBLIC

My Commission Expires: July 9, 1990

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Shirley D. Rion
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1986.

James G. Lackey III
NOTARY PUBLIC

My Commission Expires: 10/24/88

This instrument prepared by
JAMES G. LACKEY, III
Attorney at Law
Suite 210, Peach Court Bldg.
P. O. Box 1223
Brentwood, TN 37027

mail

51261

IDENTIFICATION REFERENCE

Oct 9 1 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7005 PAGE 216

| | | |
|---|---|---|
| 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 |
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| | | | 2378A10/09/86 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

5126

IDENTIFICATION REFERENCE

Oct 9 1 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 304945