Box 37 - EFW

BOOK 7034 PAGE 80

Address New Owner:	Map-Parcel Numbers:
J. Marvin Hopper 2221 Old Hickory Blvd. Nashville, TN 37215	Part of 95-12-58
Send Tax Bills To:	**Address of Mortgagee:**
Same	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Land Management & Development Company (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto J. Marvin Hopper (the "Grantee"), Grantee's heirs, successors, and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property.

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

6108 9

IDENTIFICATION REFERENCE

NOV 6 4 16 PM '86

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0 .

Richard Wann
Affiant

Subscribed and sworn to before me this 6th day of NOVEMBER, 1986.

Barbara A. Timmins
Notary Public
My Commission Expires: 4/17/88

NOTARY PUBLIC DAVIDSON

WITNESS the hand of the Grantor, this 18TH day of SEPTEMBER, 1986.

By: Robert M Collier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARGIE JONES, a Notary Public in and for said County and State, the within named Robert M. Collier, 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, Tenn, this 18th day of September, 1986.

Margie Jones
Notary Public

My Commission Expires: July 9, 1989

EXHIBIT A

TRACT I

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford & Company, Consulting Engineers, August 3, 1960, as follows:

Beginning at a point in the northeast corner of Lot No. 222 and the southwest corner of Lot No. 15 on the Plan of Woodberry Park, as of record in Book 2133, page 119, Register's Office for said County; thence with the eastern boundary line of said Lot No. 222 south 15° 49' east 294.4 feet and continuing in the same direction 239.4 feet, in all 533.8 feet, to a point in the northwesterly line of Parcel "B" on the Plan of Lakeland, as of record in Book 2133, page 15, said Register's Office, said point being the southerly margin of an abandoned road bed of the N.C. & St. L.R.R.; thence with the same north 62° 05' east 250.7 feet; thence continuing with the northwesterly line of the said Lakeland Subdivision and the southerly margin of an abandoned road bed of the N.C. & St. L.R.R. as follows: North 61° 16' east 503.9 feet, north 64° 30' east 440.3 feet and north 67° 32' east 140 feet to the northwest corner of Lot No. 33 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, said Register's Office; thence continuing with the northern boundary line of the said Meadowview Acres, as follows: North 72° 28' east 155.2 feet, north 75° 21' east 100.3 feet, north 79° 20' east 119.5 feet, north 83° 19' east 86.3 feet, north 85° 54' east 100.7 feet, and north 89° 12' east 20.8 feet to an iron pin; thence north 7° 41' west 722 feet, thence south 80° 35' west 50 feet to an iron pin; thence north 9° 25' west 75 feet to the southeast corner of Lot "C" on the Plan of Woodberry Park, Section 2, as of record in Book 2330, page 46, said Register's Office; thence with the southern boundary line of said Woodberry Park south 75° 58' west 258.2 feet, and south 55° 18' west 400.82 feet to a point in the eastern boundary line of Lot No. 71 on the plan of Woodberry Park, as of record in Book 2133, page 119 said Register's Office; thence with the southern boundary line of the said Woodberry Park, as follows: South 10° 28' west 100.65 feet, south 58° 32' west 246.1 feet, south 56° 26' west 234.8 feet, 64° 33' west 378.5 feet, south 64° 38' west 280 feet and south 71° 01' west 155.2 feet to the beginning, containing 25.621 acres, more or less.

TRACT II

Land in Davidson County, State of Tennessee, described as follows, to wit being a certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, and in addition thereto, an easement across a portion of the property not conveyed, more particularly described as follows:

Beginning at an iron pin 454.7 feet South 71 degrees 15' East of a concrete monument in the easterly right of way of McGavock Pike, said monument being the Southwest corner of Woodberry Park as of record in Book 2133, page 119, R.O.D.C., Tennessee; thence North 58 degrees and 58' East 432.5 feet to a concrete monument; thence leaving said Woodberry Park, South 15 degrees 59' East 237.0 feet to an iron pin being a point in the Northerly line of Parcel "B"; South 62 degrees 03' West 64.3 feet to an iron pin, South 71 degrees 33' West 136.7 feet to a concrete monument, South 65 degrees 40' West 136.0 feet to an iron pin, South 61 degrees 26' West 101.0 feet to an iron pin; thence in a Northerly direction in a straight line 190 feet more or less to a point of beginning.

TRACT III

In addition to the tracts above-described, a permanent easement fifty feet in width, the center line of which is more particularly described as follows:

Beginning at a point 25 feet North of an iron pin set in concrete in the Northeast right of way of Lakeland Drive, this being 25 feet from the corner of the Guy McFarland Property, Parcel "B" Plan of Lakeland, as of record in Book 2133, page 15, R.O.D.C., Tennessee; thence in a parallel line with the Guy McFarland property in a Northeasterly direction ot the Southeasterly boundary of the property herein above conveyed.

The aforesaid Tracts I, II and III were conveyed to Land Management & Development Co. by deed from Allen Earps and wife, Betty F. Earps, of record in Book 6781, page 163, Register's Office for Davidson County, Tennessee.

EXCLUDED PARCELS

Included in this description but excluded from this conveyance is that certain property conveyed to T.J. Neumann & Associates, Inc. by deed of record in Book 6910, page 31, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.s 3, 4, 5, 9, 10 and 11 as shown on the Plan of Lakeland, Section 2, of record at Book 6250, page 983, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Land Management & Development Co. by deed from Allen Earps and wife, Betty F. Earps, of record in Book 6781, page 163, said Register's Office.