THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Jack E. Froeter

TO: Ben E. Ward and wife, Susan Sain Ward

AND

FROM: Ben E. Ward and wife, Susan Sain Ward

TO: Jack E. Froeter

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:
Part of Lot 3, Tanglewood Estates Ben E. Ward, et ux. 1220 McGrace Lane Nashville, Tennessee 37220	Same
Part of Lot 4, Tanglewood Estates Jack E. Froeter 1212 McGrace Lane Nashville, Tennessee 37220	Same

MAP AND PARCEL NO.

Lot 3 - 145-10 - Part of #64
Lot 4 - 145-10 - Part of #63

QUITCLAIM DEED
(To Exchange Like Properties)

Jack E. Froeter is the owner of property in the Seventh Civil District of Davidson County, Tennessee, City of Forest Hills, described as Lot No. 3 on the Resubdivision of Lots Nos. 2, 3, and 4 in Tanglewood Estates, as of record in Book 4300, page 72, Register's Office for said county; and

Ben E. Ward and wife, Susan Sain Ward, are the owners of property immediately adjacent to that of Froeter which is briefly described as Lot No. 4 on the Resubdivision of Lots Nos. 2, 3, and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 2, Register's Office for said county; and

The parties desire to exchange equivalent portions of their respective properties so each will have a more useable and desirable residential lot.

There is attached hereto as an exhibit a boundary survey of said lots showing the areas to be exchanged. Jack E. Froeter, the owner of Lot 3, will transfer that portion of his lot reflected on the attached exhibit as Tract 1 to Ben E. Ward and wife, Susan Sain Ward, to be and become a part of their Lot 4. Likewise, Ben E. Ward and wife, Susan Sain Ward, the owners of Lot 4, will transfer that portion of their lot reflected on the attached exhibit as Tract 2 to Jack E. Froeter to be and become a part of his Lot 3.

NOW, THEREFORE, in consideration of the premises and the mutual benefits to be derived, I, Jack E. Froeter, an unmarried person, do hereby quitclaim and convey unto Ben E. Ward and wife, Susan Sain Ward, their heirs and assigns, any and all right, title and interest I may have in and to the following described property:

Land in the Seventh Civil District of Davidson County, Tennessee, in the City of Forest Hills, being part of Lot 3 on the Resubdivision of Lots No. 2, 3 and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of AA Engineers, Inc., dated March 8, 1985:

Beginning with an iron pin located in the northern line of the Tanglewood Estates as of record in Book 4300, page 72, also being the northeast corner of Lot 4 and the north west corner of Lot 3; thence with the line between the Lots 3 and 4 S 23° 06' 55" W 234.95 feet to an iron pin; thence S 69° 45' 24" E 126.67 feet to an iron pin located in the westerly line of Lot 2; thence with the line between Lots 3 and 2 N 17° 26' 52" E 236.14 feet to an iron pin; thence N 70° 25' 44" W 103.38 feet to the point of beginning, containing 0.62 acres, more or less.

Being part of the same property conveyed to Ervin T. Sain and Jack E. Froeter, as tenants in common with rights of survivorship, by Quitclaim Deed from Ervin T. Sain of record in Book 5301, page 562, said Register's Office. The said Ervin T. Sain having since died.

AND we, Ben E. Ward and wife, Susan Sain Ward, do hereby quitclaim and convey unto Jack E. Froeter, his heirs and assigns, any and all right, title and interest they may have in and to the following described property:

Land in the Seventh Civil District of Davidson County, Tennessee, in the City of Forest Hills, being part of Lot 4 on the Resubdivision of Lots No. 2, 3 and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of AA Engineers, Inc., dated March 8, 1985:

Beginning with an iron pin located in the northerly right-of-way margin of McGrace Lane also being the southwest corner of Lot 4 of the Tanglewood Estates in the City of Forest Hills as of record in Book 4300, page 77, R.O.D.C., Tennessee; thence with the western line of said Lot 4 N 33° 47' 47" E 132.0 feet to an iron pin on the south side of a concrete driveway; thence, staying on the south side of the said driveway, S 72° 36' 13" E 97.0 feet to an iron pin; thence N 85° 09' 47" E 74.50 feet to an iron pin; thence S 20° 18' 04" W 274.23 feet to an iron pin in the northern margin of McGrace Lane; thence with said margin N 39° 43' 56" W 224.16 feet to the point of beginning, containing 0.64 acres, more or less.

Being part of the same property conveyed to Ben E. Ward and wife, Susan Sain Ward, by Partition Deed from Ervin T. Sain, Ben E. Ward and wife, Susan Sain Ward, and Rebecca Thomas, Trustee, of record in Book 4515, page 292, said Register's Office.

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

WITNESS our hands this 25th day of November, 1986.

Jack E. Froeter
Jack E. Froeter

Ben E. Ward
Ben E. Ward

Susan Sain Ward
Susan Sain Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named JACK E. FROETER, unmarried, the bargainor, with whom I am personally acquainted, or who 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 25th day of November, 1986.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named BEN E. WARD and wife, SUSAN SAIN WARD, the bargainors, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 25th day of November, 1986.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

BOOK 7050 PAGE 370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ NONE .

AFFIANT

Subscribed and sworn to before me, this 25th day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 4-19-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

6 6 8 9 4

IDENTIFICATION REFERENCE

Nov 25 12 18 PM '86

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

BOUNDARY SURVEY
Parts of Lots 3 and 4
Tanglewood Estates

McGRACE LANE
FOREST HILLS, DAVIDSON COUNTY, Tennessee

1"=50'
3/8/85
C.H.D.
G.A.

GEORGE ANTON
LAND SURVEYOR
TENNESSEE

Magnetic

From Froeter to Ward

From Ward to Froeter

Ben E. Ward, et ux.
Book 4515, Page 292

Jack E. Froeter
Book 5301, Page 562

Robert E. Young
Map 145-6, Parcel 61
Book 4306, Page 528

Roy W. Luckett
Map 145-6, Parcel 62
Book 4682, Page 835

Ervin T. Sain
Map 145-10, Parcel 65
Book 5504, Page 16

Track 1
Area = 0.62 Ac.

Track 2
Area = 0.64 Ac.

Lot 3

Lot 4

N70°25'44"W 103.38'
171.0'
S23°06'55"W 234.95'
274.02'
N17°26'52"E 236.14'
126.67'
S69°45'24"E 186.67'
60.0'
264.02'
S20°18'04"W 274.23'
46.69'
S72°38'13"E 97.0'
N85°09'47"E 74.50'
132.0'
N33°47'47"E
N39°43'56"W 224.16'
McGrace Lane
3"± CONCRETE DRIVE