FROM:

LOIS C. FOX

TO:

BOOK 7149 PAGE 216

KARL D. ORENDORFF, JOSEPH K. ORENDORFF, and DAVID WAYNE ORENDORFF

QUITCLAIM DEED

Address New Owner	Send Taxes To:	Map/Parcel
Karl D. Orendorff, etal		Map
9000 East Church St.		Par
Brentwood, TN 37027		

THIS INSTRUMENT WAS PREPARED BY:

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is

$ NONE

Tom G. Coleman
Affiant

Subscribed and sworn to before me, this 23rd day of Dec., 1986.

L. L. Deeeman
Notary Public
Commission expires: 4/1/90

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IDENTIFICATION REFERENCE

FEB 27 9 38 AM '87

This instrument made and entered into on this the 23rd day of December, 1986, by and between Lois C. Fox, party of the first part, and Karl D. Orendorff, Joseph K. Orendorff, and David Wayne Orendorff, party of the second part,

WITNESSETH:

That for and in consideration of a sum equal to 10% of the net proceeds of a 1/8th interest from the sale of the following described real estate, the party of the first part conveys and quitclaims unto the party of the second part, all of her right, title and interest in and to the following described real estate, towit:

6542 Old Clarksville Pike, Nashville, TN:
Land in the 14th, formerly the 24th Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, August 24, 1948, as follows:
Beginning in the center of the Old Clarksville Pike at a point 97.7 feet west of the southwest corner of the property conveyed to A. J. Williams and wife by deed from Clarence Moore, of record in Book 1360, page 117, Register's Office for said County; thence with the center of said Pike, North 75 degrees 51' West 50 feet to the southeast corner of the property conveyed to D. R. Elliott and wife, by deed from J. H. Keel and wife, of record in Book 1642, page 3, said Register's Office; thence with said Elliott's easterly line, North 25 degrees 51' East 159.5 feet to the southerly line of the property conveyed to Glenn Short and wife by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office;

thence with said line, South 56 degrees 23' East 50 feet; thence Southwardly 148 feet, more or less, to the beginning.

Being the same property title to which was vested in Mrs. Hattie Keel for and during her natural life and after her death, 1/8th to Elliott Wallace, 1/8th to Benton Wallace, 1/8th to Monroe Wallace, 1/8th to Virgie Lee Croley, 1/8th to Mrs. Annie Minniehan, 1/8th to Geneva Schubert, 1/8th to Robbie Orendorff, and 1/8th to Louella George as devisees under the will of Mrs. Lillian Elliott in Will Book 115, page 250, Probate Clerk's Office for Davidson County, Tennessee, the said Lillian Elliott having acquired the entire fee simple interest in the property as surviving tenant by the entirety of her deceased husband, D. R. Elliott, they having acquired title by deed from J. H. Keel and wife, Hattie Keel, in Book 2547, page 141, Register's Office for Davidson County, Tennessee.

6546 Old Clarksville Pike, Nashville, TN:
Land in the 14th, formerly the 24th, Civil District of said County, described according to a survey made by John M. Sullivan, September 27, 1948, as follows:
Beginning at a point in the center of Old Clarksville Pike 147.7 feet west of the southwest corner of a tract of land conveyed to A. J. Williams and wife, Lula Williams by deed from Clarence Moore of record in Book 1360, page 117, Register's Office for said County; thence with the center of the Old Clarksville Pike North 75 degrees 51' West 117.7 feet; thence North 25 degrees 51' East 213.8 feet to the southwest corner of a tract of land conveyed to Glenn Short and wife, Mabel Short by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office; thence with Moore's southern boundary line South 56 degrees 23' East 112 feet; thence South 25 degrees 51' West 159.5 feet to the center line of Old Clarksville Pike, the point of beginning, containing .475 of an acre, more or less.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM is the following described real property conveyed to David Sherman Krantz and wife, Patricia Ann Krantz, in Book 4985, page 6, said Register's Office:
A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit: Beginning at an iron pin in the North edge of the Old Clarksville Road, a corner to Ernest Hill, and continuing as follows: South 75 degrees 51' East 73.04 feet to an iron pin in the edge of said road; thence North 14 degrees 56' East 108.53 feet to an iron pin; thence South 73 degrees 14' East 5.24 feet to a utility pole; thence North 17 degrees 29' East 60.76 feet to an iron pin in the line of Glenn Short; thence with Short's line North 57 degrees 19' West 49.12 feet to a post, a corner to Glenn Short in Hill's line; thence with Hill's line South 25 degrees 24' West 188.16 feet to the beginning, containing 0.24 acres as surveyed by H-K & Associates, dated December 8, 1975.

Being the same property title to which was vested in Mrs. Hattie Keel for and during her natural life and after her death, 1/8th to Elliott Wallace, 1/8th to Benton Wallace, 1/8th to Monroe Wallace, 1/8th to Virgie Lee Croley, 1/8th to Mrs. Annie Minniehan, 1/8th to Geneva Schubert, 1/8th to Robbie Orendorff, and 1/8th to Louella George as devisees under the Will of Mrs. Lillian Elliott in Will Book 115, page 250, Probate Clerk's Office for Davidson County, Tennessee, the said Lillian Elliott having acquired the entire fee simple interest in the property as surviving tenant by the entirety of her deceased husband, D. R. Elliott, they having acquired title by deed from J. H. Keel and wife, Hattie S. Keel, in Book 1641, page 3, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the party of the first part has hereunto set her signature, this day and date first above written.

Lois C. Fox

~~Lois~~ C. Fox

STATE OF CALIFORNIA

COUNTY OF San Diego

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

Witness my hand and official seal at Oceanside, California, this 22nd day of December, 1986.

OFFICIAL SEAL
KATHLEEN M. MENARD
Notary Public-California
Principal Office In
Orange County
My Comm. Exp. Nov. 2, 1988

Kathleen M. Menard
NOTARY PUBLIC

My commission expires: Nov. 2, 1988.