VIII-K/SA33

BOOK 7173 PAGE 651

This instrument prepared by: JAMES R. EVERETT, JR.
608 Dorshire Lane
Nashville TN 37221

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Linda L. Howell 608 Dorshire Lane Nashville TN 37221	James R. Everett, Jr. 608 Dorshire Lane Nashville TN 37221	34-6 P. 35

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 5th day of March 1987, by and between JAMES R. EVERETT, JR., hereinafter referred to as Grantor, and LINDA L. HOWELL, her heirs and assigns, hereinafter referred to as Grantee.

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of One ($1.00) Dollar, and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby remise, release and quitclaim unto LINDA L. HOWELL, Grantee, her heirs and assigns, forever, all right, title and interest he has in and to a one-fourth (1/4) undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in the Tenth Civil District of Davidson County, Tennessee, near Edgefield Junction, described according to a survey by Ralph W. C. Lambert, Surveyor, dated 18 June 1977, as follows:
>
> BEGINNING at a point in the northeasterly margin of Myatt Drive, formerly Edgefield Junction Road, said point being 256.4 feet, more or less, southeasterly from the centerline of Spring Branch Drive, said point also being the southwesterly corner of the property conveyed to James R. Everett, Jr., Trustee, by Georgia M. Lyons, Grantor, by Installment Deed of record in Book 4754, page 222, Register's Office for Davidson County, Tennessee; thence with said Trustee's line for the next three (3) calls, North 51° 15' East 205.2 feet to an iron pin, South 38° 15' East 58.1 feet to an iron pin, and North 51° 15' East (passing an iron pin at 220.5 feet) 230.5 feet to a point in the centerline of a creek; thence downstream with the meanders of said Creek, South 63° 43' 59" East 95.98 feet to a point and South 57° 54' 58" East 155.62 feet to a point in the centerline of said Creek, being the northeasterly corner of the property conveyed from Isaac Fite, et ux, to James H. Kraft by Deed of record in Book 4760, page 700, said Register's Office; thence leaving said Creek and with said Kraft's northwesterly line, South 51° 36' 46" West 499.69 feet to an iron pin in the northeasterly margin of said Myatt Drive; thence with the northeasterly margin of said Myatt Drive, North 44° 7' West 290.2 feet to the beginning, and containing 2.764 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is a one-eighth (1/8) acre tract reserved where a graveyard is now located together with a reserved right-of-way to said graveyard.

Being the same property conveyed to James R. Everett, Jr., et al by Installment Deed from Arthur Matthews and wife, Irene Matthews, and Anna Lou Love, as shown of record in Book 5165, page 204, Register's Office for Davidson County, Tennessee.

This is ( ) improved (✓) unimproved property, known as Lyons Bluff.

The Grantor represents and warrants that the above described property does not constitute homestead, his homestead being located elsewhere.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the day and year first written above.

JAMES R. EVERETT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. EVERETT, JR., 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, Tennessee, this 5 day of March 1987.

Notary Public

My commission expires 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 5 day of March 1987.

Notary Public

My commission expires: 4-17-88

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JAMES R. EVERETT, JR.
608 Dorshire Lane
Nashville TN 37221

RUSH

MAR 19 10 25 AM '87

IDENTIFICATION REFERENCE

0552