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29629

IDENTIFICATION REFERENCE

MAY 26 3 30 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by:

LECKRONE & HOLTON
A Law Partnership
Fourteenth Floor
Third National Bank Building
Nashville, TN 37219

mail

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
George P. and Janine M. Van 1608 Chickering Road Nashville, TN 37215	Same	144-9-16 144-13-5 144-13-23 144-9-5

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **GEORGE M. VAN** ("Grantor") has this day bargained and sold, and hereby quitclaims, conveys and transfers unto **GEORGE P. VAN** and wife, **JANINE M. VAN**, as tenants by the entireties ("Grantees") their heirs and assigns forever, all of his interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully below.

It is the intention of the Grantor by this instrument to create an estate by the entireties in and to the entire interest in said tract of land previously held by the Grantor.

The tract of land forming the subject matter of this deed is described more fully, as follows:

BEING a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, Page 516, and Book 2486, Page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, Page 105, Register's Office for Davidson County.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all south 79 degrees, 58 minutes east, 713.2 feet to an iron pin;

Thence, south 4 degrees, 19 feet west, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary north 88 degrees 00 minutes east, 323.0 feet to an iron pin;

Thence, north 60 degrees, 41 minutes east, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary north 6 degrees, 11 minutes east, 545.2 feet to an iron pin in twenty-inch Ash Tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision north 1 degree, 21 minutes east, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, of record in Book 4460, Page 134, Register's Office for Davidson County, south 82 degrees, 40 minutes east, 224.7 feet to a monument;

Thence, south 34 degrees, 4 minutes east, 426.6 feet to a monument;

Thence, with the westerly boundary to Chickering Estates, Section One, of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, south 16 degrees, 22 minutes west, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, Page 624, Register's Office for Davidson County, north 74 degrees, 58 minutes west, 90.0 feet to an iron pin;

Thence, south 26 degrees, 16 minutes west, 199.8 feet to an iron pin;

Thence south 67 degrees, 38 minutes east, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary south 43 degrees, 57 minutes west, 543.0 feet to an iron pin;

Thence, north 66 degrees, 32 minutes west, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, south 5 degrees,14 minutes west, 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in book 5352, Page 561, Register's Office for Davidson County;

Thence, leaving said Chickering Estates with Smith's northerly line and a fence line north 84 degrees, 46 minutes west, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, Page 208, Register's Office for Davidson County, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence, with the easterly line to John P. Mayo of record in Book 6290, Page 630, Register's Office for Davidson County, north 17 degrees, 56 minutes 30 seconds west, 100.0 feet to an iron pin;

Thence, north 16 degrees, 00 minutes east, 135.0 feet to an iron pin;

Thence, north 57 degrees, 37 minutes east, 95.7 feet to an iron pin, Mayo's northeast corner;

Thence, with Mayo's northerly boundary north 75 degrees, 55 minutes west, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road north 20 degrees, 18 minutes east, 320.0 feet to the point of beginning.

Containing 28.06 acres, more or less.

Together with easements in favor of subject property for roadway and utilities across the adjoining property now owned by John P. Mayo, as of record in Deed Book 6290, Page 630, Register's Office for Davidson County, Tennessee, said easements described as follows:

Roadway Easements

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence, with Mayo's north line south 75 degrees, 55 minutes east, 497.7 feet to a point, thence

south 59 degrees, 25 minutes west, 71.4 feet to a point, thence, north 70 degrees, 33 minutes west, 152.1 feet to a point, thence, north 75 degrees, 55 minutes west, 301.6 feet to a point in the centerline of Chickering Road, thence, north 23 degrees, 24 minutes east, 36.5 feet to the point of beginning.

Utility Easement

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence, with said Mayo's north line south 75 degrees, 55 minutes east, 809.5 feet to Mayo's northeast corner, thence, south 57 degrees, 37 minutes west, 13.8 feet to a point ten feet south of said Mayo's north line, thence, north 75 degrees, 55 minutes west, parallel with and ten feet south of Mayo's north line 801.6 feet to a point in the centerline of Chickering Road, thence, north 23 degrees, 24 minutes east, 10.1 feet to the point of beginning.

The above described easements are as referred to in deeds of record in Book 3034, Page 188; Book 4131, Page 969, and Book 4132, Page 45, Register's Office for Davidson County, Tennessee.

The property is subject to easements described in Book 4132, page 45, Book 3034, Page 188, and Book 4131, Page 969, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 2810, Page 5, and Book 3096, Page 210, said Register's Office, and matters disclosed by survey of Barge, Waggoner, Sumner, and Cannon, dated June 28, 1984.

Being the same property conveyed to George P. Van and wife, Janine Van, by deed from J. Bransford Wallace and John Bransford Wallace and Commerce Union Bank, Co-Trustees, as recorded in Book 6337, Page 748, Register's Office for Davidson County.

This parcel is subject to the terms of such instruments as may appear of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of May, 1987.

GEORGE P. VAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Sworn to and subscribed to before me,
this, the 21st day of May, 1987.

My commission expires:
NOTARY PUBLIC AT LARGE
My Commission Expires May 13, 1990

STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy P. Craig, a Notary Public in and for said county and state, the within named GEORGE P. VAN with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 1987.

Nancy P. Craig
Notary Public

NANCY J. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

My Commission Expires May 13, 1990