41551

This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

IDENTIFICATION REFERENCE

JUN 30 3 44 PM '87
FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

**ADDRESS NEW OWNER:**
BAILEY SLAVEN, JR.
4704 Hessey Road
Mt. Juliet, Tennessee 37122

**SEND TAX BILLS:**
*New Owner*

**MORTGAGEE:**
*None*

**MAP AND PARCEL:**
Map 110
Parcels 131,
176 and 177

## QUITCLAIM DEED RETAINING LIEN

FOR AND IN CONSIDERATION of the satisfaction of certain of the terms of a divorce settlement between Grantor and Grantee, and for no monetary consideration, but for other good and valuable considerations, and with Grantor retaining a lien against the below described property in the amount of $45,000.00, as evidenced by the Final Decree of Divorce, filed for record in Book 7283, Page 543, Register's Office for Davidson County, Tennessee, I, PEGGY RUTH W. SLAVEN, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto BAILEY SLAVEN, JR., hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract Number One: Land in the 4th Civil District of Davidson Conty, Tennessee, being Tract No. 6 on a plat thereof made by E. L. Miller, Jr., Surveyor, dated February 17, 1967.

Said Tract No. 6 begins at a point in the westerly margin of a proposed road, thence North 88 deg. 55 min. West 506 feet to an iron pin; thence North 2 deg. 00 min. East 306 feet to an iron pin; thence South 85 deg. 45 min. East 540 feet to an iron pin in the westerly margin of said road; thence South 9 deg. 15 min. West 278 feet to the beginning and containing 3.5 acres, more or less.

Being the same property conveyed to Bailey Slaven and wife, Peggy W. Slaven by deed dated December 12, 1967, from Oscar R. Odum and wife, Mary E. Odum, as of record in Book 4196, page 721, Register's Office for Davidson County, Tennessee. Bailey Slaven and Bailey Slaven, Jr. and one and the same person; Peggy W. Slaven and Peggy Ruth Slaven are one and the same person. This is improved property known as 4704 Hessey Road, Mt. Juliet, Davidson County, Tennessee 37122.

Tract Number Two: Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 2 on the survey by John D. McCormick, unrecorded, dated 8-7-81, and more particularly described as follows:

Beginning at a point in the southerly margin of Hessey Road, said point also being the northeast corner of the J. W. Odum Property, as of record in Book 2248, page 467, R.O.D.C., thence South 87 deg. 08 min. East 321.50 feet to an iron pin in the southerly margin of Hessey Road; thence South 2 deg. 52 min. West 462.6 feet to an iron pin; thence South 9 deg. 15 min. West 40.7 feet to an iron pin in the present northeast corner of Bailey Slaven Property, of record in Book 4196, page 721; thence North 86 deg. 22 min. West 538.98 feet to an iron pin; thence North 1 deg. 31 min. East 153.0 feet to an iron pin; thence South 87 deg. 08 min. East 235.00 feet to an iron pin; thence North 1 deg. 31 min. East 334.86 feet to the point of beginning, and containing 4.25 acres, more or less.

Being a part of the same propety conveyed to Bailey Slaven, Jr. and wife, Peggy Slaven by deed dated December 29, 1981, from Mary Slaven Odum and husband, Oscar Odum, as of record in Book 5852, page 388, Register's Office for Davidson County, Tennessee. Peggy Slaven, Peggy W. Slaven and Peggy Ruth Slaven are one and the same person.

This is improved property known as 4704 Hessey Road, Mt. Juliet, Davidson County, Tennessee 37122.

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

Grantor retains a lien interest in Tract Number One hereinabove described to secure the payment by Grantee of the sum of $45,000.00, as evidenced in the Final Decree of Divorce under Docket Number 86D-2478, Circuit Court For Davidson County, Tennessee.

Witness my hand this the 15th day of June, 1987.

Peggy Ruth W. Slaven

PEGGY RUTH W. SLAVEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PEGGY RUTH W. SLAVEN, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 15th day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Bailey Slaven Jr
AFFIANT

Subscribed and sworn to before me
this 15th day of June, 1987.

NOTARY PUBLIC
My Commission Expires: 4-2-89