BOOK 7478 PAGE 197

Box 18

FRDWP200 02/26/88 kad

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)(~~FMC~~)
2700 First American Center
Nashville, Tennessee 37238

9.00

TRUSTEE'S QUITCLAIM DEED

:Address New Owner(s) :As Follows:	Mortgagee:	Map Parcel Numbers
Angela Dale Sutherland 1722 Campbell Road Goodlettsville, TN 37072	None	Map 24 Part of Parcel 56

Send tax bill to: Owner X
Mortgagee _____

WHEREAS, Gwendolyn Duke Sutherland was the owner of certain real property located in Davidson County, Tennessee, a portion of which is described on Exhibit A, having received title thereto by deed of record in Book 2015, page 556, Register's Office of Davidson County, Tennessee; and

WHEREAS, Gwendolyn Duke Sutherland died testate on May 9, 1979, leaving a Last Will and Testament of record in Will Book 127, Page 177, office of the Probate Court for Davidson County, Tennessee; and

WHEREAS, under the terms of Trust B created by Article VII of said Last Will and Testament, said real property was conveyed to Commerce Union Bank, Trustee, by Quitclaim Deed of record in Book 5846, page 107, said Register's Office, and

WHEREAS, said property was subsequently conveyed to Donna Allison Shell and Joseph Duke Sutherland as Co-Trustees, by Quitclaim Deed of in Book 6012, page 886, said Register's Office; and

WHEREAS, pursuant to the terms of said Last Will and Testament and that certain Partial Exercise of Limited Power of Appointment of record in Book 7478, page 195, said Register's Office, the named Co-Trustees, Donna Allison Shell and Joseph Duke Sutherland, desire to quitclaim and convey the trust's interest in a portion of said real property to Angela Dale Sutherland;

NOW, THEREFORE, Donna Allison Shell and Joseph Duke Sutherland, as Co-Trustees under Trust B created under the Last Will and Testament of Gwendolyn Duke Sutherland, by these presents do hereby quitclaim and convey unto Angela Dale Sutherland, all of their right, title and interest in and to the property described on Exhibit A attached hereto.

This is unimproved property known as 1722 Campbell Road, Goodlettsville, Tennessee 37072.

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

08098

IDENTIFICATION REFERENCE

FEB 26 1 59 PM '88

DAVIDSON COUNTY, TN

, IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of February, 1988.

Donna Allison Shell
DONNA ALLISON SHELL, CO-TRUSTEE

Joseph Duke Sutherland
JOSEPH DUKE SUTHERLAND, CO-TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Donna Allison Shell and Joseph Duke Sutherland, Co-Trustees, the within named bargainors, with whom I am personally acquainted (or 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, at office, this 26th day of February 1988.

Connie Cothurright
Notary Public

My Commission Expires:

10/24/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

J R Dowdy III
Affiant

Subscribed and sworn to before me this 26th day of February, 1988.

Connie Cothurright
Notary Public

My Commission Expires:

10/24/88

Exhibit A

Land in Davidson County, Tennessee, being described as follows:

Beginning at the intersection of the northerly right-of-way (25 feet from the centerline) of Campbell Road with the easterly boundary line of property owned by Leslie B. Kiber, et ux, of record in Deed Book 5448, page 119, in the Register's Office of Davidson County, Tennessee, said intersection being easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; Thence, leaving said right-of-way with said easterly boundary line as follows: North 8 degrees 12 minutes 32 seconds East 381.28 feet, North 9 degrees 22 minutes 52 seconds West 148.80 feet, North 84 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; Thence, severing the property of Donna Allison Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, page 886, in said Register's Office, as follows: South 5 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West 243.40 feet to a point intercepting a curve in said right-of-way concave to the North and having a radius of 651.80 feet; Thence, with said curve and right-of-way, westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the BEGINNING, containing 5.20 acres.

Being a portion of the same property conveyed to Donna Allison Shell and Joseph Duke Sutherland by deed of record in Book 6012, page 886, Register's Office of said County.