BOOK 7638 PAGE 218

62843

IDENTIFICATION REFERENCE

AUG 29 2 28 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This Instrument Prepared By:
Winston S. Evans
Evans, Jones & Reynolds
6th Floor
Metropolitan Federal Building
230 Fourth Avenue North
P.O. Box 3047
Nashville, Tennessee 37219-0047

RUSH

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
c/o A.B. Pearson ~~1506 Church Street~~ Suite 3 Nashville, Tennessee 37203	c/o A. B. Pearson Suite 3, 1506 Church St. Nashville, TN 37203	128-129

The actual consideration paid for this transfer is $ 10.00.

Howard M. Marchant
Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 23rd day of Aug, 1988.

Notary Public

My Commission Expires: [illegible] 10, 1991.

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, as well as other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard M. Marchant, an unmarried man, by these presents does hereby quitclaim and convey unto E. J. Preston, Harry J. Blackman and A. B. Pearson, as tenants in common, all of his right, title and interest in and to that certain tract of land situated in Davidson County, Tennessee, and more particularly described in as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 29 and 30, on the plan of Thousand Oaks Estates, of record in Book 3700, page 82, Register's Office for said County.

SAID Lots Nos. 29 and 30 front together 82.48 feet on the westerly margin of Forrest Valley Court and runs back 350.11 feet on the southeasterly line and 300.38 feet on the northerly line to a line in 3 sections at the rear measuring 514.07 feet thereon.

This conveyance is made subject to the plan of record which shows an owners certificate, a 25-foot minimum building setback line from Forrest Valley Court, a 10-foot easement for public utility purposes along the rear line of said lots, 2-1/2 x 25 foot utility anchor easement located on the southeasterly corner of said lot No. 29, and

LAND in Davidson County, Tennessee, described according to a survey made by Harold F. Morris, Surveyor, October 24, 1972 as follows: BEGINNING at a point being the Southeast corner of Lot No. 29 on the plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83, Register's Office for said County. Thence south 69° 00' east, 229 feet; thence north 87° 30' east, 314 feet; thence south 38° 30' east, 90 feet to a point in the north boundary line of the C.E. Francis Property; thence south 59° 13' west, 475.95 feet; thence north 85° 47' west, 408.85 feet to the eastern boundary line of the Stephens Property; thence north 4° 15' east, 183.20 feet; thence north 7° 30 east, 132 feet; thence north 12° 30' east, 82.50 feet; thence north 8° 00' west, 297 feet; thence north 23° 15' west, 165 feet, thence north 39° 00' west, 198 feet; thence north 29° 30' west, 245.50 feet; thence north 25° 15' west, 115.5 feet; thence north 11° 04' east, 171.94 feet; thence north 23° 30' east, 135.20 feet; thence north 26° 45' east, 198 feet; thence north 29° 15' east, 198 feet; thence north 11° 37' west, 159.36 feet; thence north 6° 18' west, 499.45 feet; thence north 69° 30' east, 134 feet; thence north 43° 57' west, 58.51 feet; thence north 71° 53' east, 278.51 feet; thence south 32° 30' east, 422.18 feet; thence south 56° 07' east, 84.65 feet to a point in the western boundary line of Thousand Oaks Estates, Section I, thence with said boundary line south 3° 57' west, 355.90 feet; south 28° 00' west, 134 feet; south 55° 50' west, 400 feet; south 26° 00' west, 252 feet; south 17° 15' east, 252 feet, south 56° 30' east, 228 feet; south 17° 40' west, 261 feet; south 6° 30' west, 272 feet; south 20° 10' east, 242 feet; south 69° 00' east; 20 feet to the beginning.

This conveyance is made subject to a one hundred foot easement for power lines of record in Book 787, pages 28 and 46, Register's Office for Davidson County, Tennessee. There is no direct access to any public road from the above-described land.

Being the same property conveyed to Howard M. Marchant, et al. by deed from David R. Emery, Trustee, of record in Book 4656, page 543, Register's Office for Davidson County, Tennessee, and by deed from Haury & Smith Investment Company, et al., of record in Book 4656, page 541, Register's Office for Davidson County, Tennessee.

Those portions of the above-described tract which are excluded from this conveyance are as follows:

TRACT I

Being land in the 8th Civil District of Nashville-Davidson County, Tennessee, described according to a survey by Kohl-Coode and Associates, dated August 30, 1974, revised October 7, 1974, as follows:

Beginning at a point, being the northwesterly corner of a tract conveyed to Robert E. Urban, as recorded in Book 3460, page 120 R.O.D.C., in the southerly line of a tract conveyed to Stephens, as recorded in Book 4484, page 622, R.O.D.C.; thence with Urban's line S 32° 30' E 422.18 feet to a point; thence S 46° 02'18" W 680.12 feet to point; thence N 11° 37' W 159.36 feet to a point; thence N 6° 18' W 499.45 feet to a point; thence N 69° 30' E 134.0 feet to a point; thence N 43° 57' W 58.51 feet to a point; thence N 71° 53' E, 278.51 feet to the beginning, containing 6.21 acres.

Being the same property conveyed to Dorothy Marie Scott by Warranty Deed from Howard M. Marchant, E. J. Preston, Harry J. Blackman, Edward J. Shea and A. B. Pearson, as of record in Book 4874, page 869 in the Register's office for Davidson County, Tennessee.

TRACT II

Being land in the 8th Civil District of Nashville-Davidson County, Tennessee, and described as follows:

Beginning at the westerly most corner of Lot No. 51 on the Plan of Thousand Oaks Estates, as of record in Book 3700, page 82, 83, R.O.D.C.; thence with the line of said subdivision S 3° 57' W 355.90 feet to a point in the rear line of Lot No. 47; thence S 28° 00' W 134.00 feet to a point, the corner of Lots 47 and 45; thence S 55° 50' W 250.0 feet to a point in the rear line of Lot No 43; thence N 54° 34' 55" W 325.85 feet to a point; thence N 46° 02' 18" E 680.12 feet to a point; thence S 46° 7' E 84.65 feet to the beginning, containing 4.36 acres.

Being the same property conveyed to Thomas L. Shacklett and wife, Anne B. Shacklett, by Warranty Deed from Howard M. Marchant, E. J. Preston, Harry J. Blackman, Edward J. Shea and A. B. Pearson, of record in Book 4874, page 886, in the Register's Office for Davidson County, Tennessee.

TRACT III

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 29 of Thousand Oaks Estates, of record in Book 3700, page 82, Register's Office for Davidson County, Tennessee, together with an adjacent tract of land containing 5.423 acres, more or less, both of which are described as follows:

Beginning at a point in the westerly curving margin of Forrest Valley Court, said point being the common front corner of Lots 28 and 29 on the Plan of said Thousand Oaks Estates; thence leaving Forrest Valley Court and with the northwesterly line of Lot No. 28 on said plan South 37° 30' W, 350.11 feet to a point, said point being the common rear corner of Lots 28 and 29 on said plan; thence with the common rear line of Lot No. 28, South 68° 59' 32" East, 228.95 feet to a monument; thence partially with the rear line of Lot 28, and with the rear line of Lot 27, North 87° 29' 59" E 253.92 feet to a monument placed at the common rear corner of Lots 23 and 27; thence with the rear line of Lot 23, South 38° 29' 28" East 90 feet to a concrete monument in the rear line of Lot No. 23; thence South 59° 13' West 475.95 feet to a point; thence North 85° 47' West 408.85 feet to a point; thence North 04° 15' East 183.2 feet to a point; thence North 07° 30' East 132 feet to a point; thence North 12° 30' East 82.5 feet to a point; thence North 08° 00' West 166.87 feet to a point; thence North 75° 30' East 412.3 feet to a point in the westerly margin of Forrest Valley Court; thence with the curving margin of said Court and in a generally southeasterly direction 39.79 feet to the point of beginning, said Lot No. 29 and adjacent tract contains in all 6.56 acres, more or less.

Being the same property conveyed to Jacey A. Moore by Installment Deed from Howard M. Marchant, Edward J. Preston, Harry J. Blackman, E. J. Shea and A. B. Pearson, as of record in Book 5179, page 11, in the Register's Office of Davidson County, Tennessee.

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

Witness my hand this 23 day of Aug, 1988.

Howard M. Marchant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tammy J Green, a Notary Public in and for said County and State, Howard M. Marchant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of Aug, 1988.

Notary Public

My Commission Expires : _____.