Return to: PREPARED BY:
William D. Castleman, Atty.
213 A Ward Circle
Brentwood, Tn 37027

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QUITCLAIM DEED

BOOK 7671 PAGE 191

ADDRESS New Owner:	Send Tax Bills to:	Map & Parcel numbers
Stella M. Parton 4100 Moss Rose Drive Nashville, TN 37216	Same as New Owner	15DZ-36055 Map 62-13 Part of Par. # 99

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, WE, WAYBURN A. CRABTREE AND WIFE, LILIAN LAWRENCE CRABTREE by these presents do hereby Quitclaim and convey unto STELLA PARTON, her successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Beginning at a point in the easterly margin of Moss Rose Drive (formerly Claypool Street) at the southwest corner of Lot No. 33 of George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, thence southerly crossing an unimproved 18 feet wide avenue and a 2 feet wide reserved strip, a total of 20 feet, to a point in the southerly line of said 2 feet wide reserved strip, thence easterly along the southerly line of said reserved strip 275 ft., more or less, to the water's edge of the Cumberland River, thence northerly along Cumberland River 20 ft., more or less, to a point at the southeast corner of said Lot No. 33, thence with the line between said Lot 33 and the northerly margin of said 18 feet wide avenue, 275 ft., more or less, to the point of beginning.

Being a roadway easement (Claypool Street) shown on plat of George I. Waddey's Subd. of the W. H. Morgan 18.25 acre tract of record in Book 843, Page 101, said Register's Office.

Grantors herein are the owners of Lots 1, 2 and 3 on the unrecorded map showing part of W. J. Tune's Restmore Subdivision, described according to a survey made by Erle Drake, County Surveyor, May 15, 1934 by deed of record in Book 6736, Page 306, Register's Office for Davidson County, Tennessee, which property is adjacent to the above-described roadway easement. Grantors specificially reserve unto themselves and the future owners of Grantors' above-described property an easement for any encroachment onto the property conveyed herein (roadway easement) of any existing improvements located on Grantors' property and an easement for such encroachment which would constitute a violation of any set-back line or side yard clearance requirement involving said improvements. The easements created hereby shall run with the land so long as such improvements exist on Grantors' property.

Grantee joins in this reservation of easements to evidence her consent thereto. Grantee's spouse, Steven A. Messer joins in this reservation of easements to evidence his consent thereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stella M. Parton
Affiant (Stella M. Parton)

Subscribed and sworn to before me this 3rd day of October, 1988.

My commission expires: 8/5/90

Deanie L. Gregory
Notary Public

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

WITNESS our hands this 3rd day of October, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stella M. Parton
Stella M. Parton, Grantee

Wayburn A. Crabtree
Wayburn A. Crabtree, Grantor

Lilian Lawrence-Crabtree
Lilian Lawrence Crabtree, Grantor

Steven A. Messer
Steven A. Messer, Grantee

(SEE REVERSE SIDE FOR NOTARY ACKNOWLEDGEMENT)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wayburn A. Crabtree, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 1988.

My commission expires: 10/9/91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lilian Lawrence Crabtree, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of October, 1988.

My commission expires: 1-21-1990

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stella M. Parton, the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.