BOOK 7695 PAGE 961

FROM

JAMES THOMAS SHEARRON, JR. and wife, MARY VIRGINIA ESTES SHEARRON

TO

ALBERT TOLBERT, JR. and wife, BARBARA ELLEN TOLBERT

4357 11/03 0101 03CHECK 9.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Albert Tolbert, Jr., et ux. 2306 Ingram Road Whites Creek, TN 37189	SAME	Map 31 Par P/O 72

THIS INSTRUMENT WAS PREPARED BY:

Thomas F. Hollingsworth
Attorney at Law
1610 Parkway Towers
Nashville, TN 37219
(615) 244-5432

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

James Thomas Shearron Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF October 1988.

Mary Beth Pickle
Notary Public

MY COMMISSION EXPIRES: 9-5-92
(AFFIX SEAL)

8.2628

IDENTIFICATION

Nov 3 2 59 PM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

We, JAMES THOMAS SHEARRON, JR. and wife, MARY VIRGINIA ESTES SHEARRON, hereby quitclaim to ALBERT TOLBERT, JR. and wife, BARBARA ELLEN TOLBERT, as tenants by the entirety, all our interest in the following land:

Land in the 23rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by R. L. Montoya, Registered Land Surveyor, dated September 29, 1988, attached as "Exhibit A", as follows:

Beginning at an iron pin at a Sycamore tree located at the northeast terminus of Ingram Road and the southeast corner to this Tract; thence with said terminus and the original line common to Tolbert and Shearron, North 46 degrees 11 minutes 45 seconds West 210.95 feet to an iron pin; thence South 63 degrees 23 minutes 46 seconds East, 175.00 feet to an iron pin; thence, South 82 degrees 55 minutes 55 seconds East, 25.95 feet to an iron pin; thence, South 24 degrees 56 minutes 43 seconds West, 71.09 feet to the point of beginning containing 6336 square feet more or less.

BEING a part of the land conveyed to James Thomas Shearron, Jr. and wife, Mary Virginia Estes Shearron, by deed from Charles H. Estes and wife, Callie Estes, of record in Book 4320, page 166, Register's Office for Davidson County, Tennessee.

Easements: Conveyance subject to easements described of record in Book 596, pages 599 and 600, said Register's Office.

Callie Estes, a widow, joins in this conveyance to release any interest she may have in the subject property as surviving life tenant under deed of record in Book 4320, page 166, said Register's Office, her husband, Charles H. Estes, having predeceased her on March 25, 1977.

This Deed prepared from information furnished by the parties herein.

This is unimproved property.

WITNESS our hands this 31 day of October, 1988.

James Thomas Shearron Jr.
JAMES THOMAS SHEARRON, JR.

Mary Virginia Estes Shearron
MARY VIRGINIA ESTES SHEARRON

Callie Estes
CALLIE ESTES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES THOMAS SHEARRON, JR. and wife, MARY VIRGINIA ESTES SHEARRON, and CALLIE ESTES, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of October, 1988.

Becky Brumfield
NOTARY PUBLIC

BECKY BRUMFIELD NOTARY PUBLIC

My Commission Expires:
9-9-89

LAND EXCHANGE DRAWING

PROPERTY OF A. TOLBERT AND JAMES T. SHEARON

SUBDIVISION —

ADDRESS 2306 INGRAM RD. CITY NASHVILLE COUNTY DAVIDSON

LOT NO. SEE DWG. BLOCK — PLAT BOOK SEE PAGE DWG.

SCALE 1"=30' DATE 9-29-88 JOB NO 88-9-88 BY Rudy B. Montoya NO. 937

REGISTERED LAND SURVEYOR

r. l. montoya — LAND SURVEYING

BOOK 7695 PAGE 963

ORIGINAL TOLBERT-SHEARON PROPERTY LINE

S 43° 23' 42" E

210.95'

ALBERT TOLBERT
MAP 31, PARCEL 73
D.B. 4013, PG. 484

"A"
AREA = 03336 S.F.

175.00'

N 46° 11' 45" W

INGRAM ROAD

IRON PIN AT SYCAMORE TREE

71.09'

N 82° 55' 55" W
31.30'

POINT OF BEGINNING

JAMES T. SHEARON
MAP 31, PARCEL 72
D.B. 4320, PG. 166

MAGNETIC NORTH

ORIGINAL TOLBERT-SHEARON PROPERTY LINE

S 82° 55' 55" E 25.95'

N 24° 56' 43" E
300.00'

"B" AREA = 4023 S.F.

228.91'

S 46° 02' 40" E
6.00'

213.64'

S 18° 33' 50" W

ALBERT TOLBERT
MAP 32, PARCEL 2
D.B. 3934 PG. 884

EXHIBIT "A"