THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Vernon S. Allen, et ux 1156 Bellshire Drive Nashville, TN 37207	Same as New Owner	map 37 par. 43.00

Mail

THIS QUITCLAIM DEED made and entered into on the day and date last acknowledged below by and between LEROY ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN, FLORENCE GADDIS and HUBERT E. ALLEN, JR., hereinafter referred to as the "GRANTORS"; and, VERNON S. ALLEN and wife, SHIRLEY ANN ALLEN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, by deed of record in Book 975, page 158, Register's Office for Davidson County, Tennessee, Mrs. Jennie Cato and husband conveyed to H. E. Allen a/k/a Hubert E. Allen, Sr. and wife, Hattie Allen, certain real property in Davidson County, Tennessee, as described therein; and,

WHEREAS, the said H. E. Allen a/k/a Hubert E. Allen, Sr. died testate a citizen and resident of Davidson County, Tennessee, predeceased by his wife, Hattie Allen, and by the terms of his Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, in Minute Book 243, page 817, a tract of land containing 22.66 acres, more or less, was devised to Hubert E. Allen, Jr.; and,

WHEREAS, by deed of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee, the said Hubert E. Allen, Jr. conveyed the said property to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., all of whom are brothers and sisters, as tenants in common; and,

WHEREAS, Vallie Mai Allen died intestate on August 4, 1985, at the age of 57 years, unmarried and without bodily issue or adopted children, at which time her share in the said property became vested in Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.; and

WHEREAS, the parties hereto have entered into certain agreements for the division of the said property, in accordance with a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271; and,

WHEREAS, the parties have agreed to execute and deliver Quitclaim Deeds pursuant to that partition and division.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the GRANTORS, LEROY ALLEN, ETHEL KURTZ, GENEVA ALPHIN, FLORENCE GADDIS and HUBERT E. ALLEN, JR., have this day bargained, sold and quitclaimed unto the GRANTEES, VERNON S. ALLEN and wife, SHIRLEY ANN ALLEN, as tenants by the entirety, all of the GRANTORS' right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, to-wit:

Certain tracts or parcels of land in the First Civil District of Davidson County, Tennessee, described as Tracts 2 and 3, on a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

Tract 2
BEGINNING at a point S 42° 15' E 361.27 feet; thence S 66° 00' E 116.06 feet; thence S 21° 30' E 250.41 feet; thence S 07° 30' E 246.00 feet from a point in the southerly margin of Little Marrowbone Creek Road, said point in said road margin being S 76° 30' W 57.03 feet from the northwest corner of the C.W.S. Limited property and the intersection of Spicewood Branch into Marrowbone Creek; thence, leaving Spicewood Branch, S 64° 27' 00" W 91.41 feet to an iron pin; thence, S 38° 36' 22" W 165.72 feet to an iron pin; thence, S 28° 02' 31" W 1037.76 feet to an iron pin; thence, S 82° 00' 00" W 56.79 feet to an iron pin; thence, N 21° 50' 25" E 1106.70 feet to an iron pin; thence, N 08° 31' 22" E 346.16 feet to an iron pin; thence, N 35° 34' 31" E 245.94 feet to an iron pin; thence, S 21° 30' E 250.41 feet to a point; thence S 07° 30' E 246.00 feet to the point of beginning, containing 6.56 acres, more or less.

Tract 3
BEGINNING at a point in the line of the C.W.S. Limited property of record in Book 6496, page 966, Register's Office for Davidson County, Tennessee, said property being S 42° 15' E 323.33 feet; thence, S 66° 00' E

126.00 feet; thence, S 21° 30' E 277.00 feet; thence, S 07° 30' E 235.84 feet from the southerly margin of Little Marrowbone Creek Road to a point marked by a reference pin in the intersection of Spicewood Branch into Marrowbone Creek on the west bank; thence from said beginning point S 07° 30' E 143.16 feet to a point; thence S 38° 00' W 594.00 feet to a point; thence S 23° 00' W 198.00 feet to a point; thence, S 27° 00' W 162.00 feet to a point; thence, S 17° 30' W 337.00 feet to a point; thence, S 27° 00' W 146.00 feet to a point; thence, S 28° 00' W 300.00 feet to a point; thence, N 17° 47' E 317.16 feet to a point; thence, N 82° 00' E 145.98 feet to a point; thence, N 28° 02' 31" E 1037.76 feet to a point; thence, N 38° 36' 22" E 165.72 feet to a point; thence, N 64° 27' 00" E 144.00 feet to the point of beginning and containing 5.77 acres, more or less.

BEING a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr., of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee. The said Vallie Mai Allen, died intestate, on August 4, 1985 at the age of 57 years, a citizen and resident of Davidson County, Tennessee, unmarried and without issue, at which time her interest in the said property became vested in her brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.

The parties hereto, both GRANTORS and GRANTEES, dedicate and convey a perpetual, non-exclusive right of way for ingress and egress and a public utility easement for the installation, maintenance, upkeep and repair of electrical service lines, gas lines, telephone service lines, and other utility installations of every kind and description, to serve the properties this date conveyed to Leroy Allen and wife, Mabel Louise Allen, and Vernon S. Allen and wife, Shirley Ann Allen, a right of way and easement, described as follows, to-wit:

ROADWAY AND UTILITY EASEMENTS

BEGINNING at a point in the Southeasterly margin of Little Marrowbone Creek Road, said point being the Northeast roadway corner of the original tract of land conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mae Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr. by deed from Hubert E. Allen, Jr. of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee; thence, at or near the center of Spicewood Branch; thence leaving said margin of said road South 42° 15' East 323.33 feet to a point; thence, South 66° 00' East 126.00 feet to a point; thence, South 21° 30' East 277.00 feet to a point; thence, South 07° 30' East 235.84 feet to a point; thence, South 64° 27' 00" West 52.59 feet to a point; thence, North 07° 30' West 246.00 feet to a point; thence, North 21° 30' West 250.41 feet to a point; thence, North 66° 00' West 116.06 feet to a point; thence, North 42° 15' West 361.27 feet to a point in the southeasterly margin of Little Marrowbone Creek

Road; thence, with said margin of said road North 76° 30' East 57.03 feet to the point of beginning.

BEING a part of the same property conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mai Allen, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr., by deed from Hubert E. Allen, Jr., of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee. The said Vallie Mai Allen, died intestate, on August 4, 1985 at the age of 57 years, a citizen and resident of Davidson County, Tennessee, unmarried and without issue, at which time her interest in the said property became vested in her brothers and sisters, namely, Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Florence Gaddis, Geneva Alphin and Hubert E. Allen, Jr.

The parties hereto direct that the said land, right of way and easements be owned by Leroy Allen and wife, Mabel Louise Allen, and Vernon S. Allen and wife, Shirley Ann Allen, each owning a prorata undivided interest and that each of the said contiguous land owners shall share equally in the cost of all maintenance and upkeep for the said right of way and easements.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and date acknowledged below.

"GRANTORS"

Geneva Alphin
GENEVA ALPHIN

Leroy Allen
LEROY ALLEN

Florence Gaddis
FLORENCE GADDIS

Hubert E. Allen Jr.
HUBERT E. ALLEN, JR.

Ethel A. Kurtz
ETHEL A. KURTZ

"GRANTEES"

Vernon S Allen
VERNON S. ALLEN

Shirley Ann Allen
SHIRLEY ANN ALLEN

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEROY ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN, HUBERT E. ALLEN, JR., VERNON S. ALLEN and SHIRLEY ANN ALLEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of Nov., 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF VIRGINIA }
COUNTY OF Va Beach }

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

WITNESS my hand, at office, this the 2 day of Nov., 1988.

Karen G. Beaman
NOTARY PUBLIC

My Commission Expires: September 14, 1990

My term of office expires on the 14th of September, 1990. I was commissioned a notary public as Karen Gaddis.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Vernon S Allen
Affiant

Sworn to and subscribed before me this the 13th day of Jan., 1989.

W. Wiseman Duff
NOTARY PUBLIC
Register

My Commission Expires: _____

IDENTIFICATION REFERENCE

01444

Jan 13 11 40 AM '89
6172 01/13 0101 03CHECK
FEE 7 WILSON CT REGISTER
DAVIDSON COUNTY TN

15-00