PREPARED BY:
MARK H. WESTLAKE
TUNE, ENTREKIN & WHITE
21st FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TN 37238
(615) 244-2770

FILE BOX 57
MHW

QUITCLAIM DEED

BOOK 7754 PAGE 592

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
KENNETH L. DUDNEY and BARBARA A. DUDNEY 4225 Whites Creek Pike P.O. Box 100 Whitescreek, TN 37189	SAME	Map 106-Parcel 26 Map 34-2-Parcel 23 Map 93-9-Parcel 259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is ten ($10.00) dollars.

Mark A Westlake
AFFIANT

Subscribed and sworn to before me this 13 day of January, 1989.

Lois Chenowith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-26-92

For ten ($10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged and for the purpose of making a reconveyance to create an undivided one-half (1/2) interest in KENNETH L. DUDNEY and wife, BARBARA A. DUDNEY, each as tenants in common, we, KENNETH L. DUDNEY and wife, BARBARA A. DUDNEY, by these presents do hereby quitclaim and convey unto MARK H. WESTLAKE, Trustee, his successors and assigns, the following described tract(s) or parcel(s) of land:

A tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Engineer, January 10, 1964, as follows:

Beginning at a point in the center of the southbound lane of the Murfreesboro Road at the northwest corner of Tract No. 1 of the property conveyed to State of Tennessee by deed from Gerda Hobson Northern, et al, of record in Book 1303, page 291, said Register's Office; thence with the line of the said State of Tennessee, south 41° 31' west 691.23 feet and north 48° 25' west 344.20 feet; thence north 47° 40' east 663.57 feet to the center of said Road; thence with the same south 55° east 274.85 feet to the beginning containing 4.774 acres, more or less.

SAVE AND EXCEPT

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, lying on the southerly side of Murfreesboro Road (U.S. Routes 41 and 70S) approximately 4.3 miles southerly from Nashville (State Capitol), Tennessee, being the same land as described in that certain Warranty Deed dated August 14, 1964 from Humble Oil & Refining Company, Grantor, to Marvin P. Friedman and Jerome B. Guttman, Grantees, recorded in Book 3802 page 413, of the Deed Records of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a spike in the centerline of the southerly traffic lane of Murfreesboro Road, 658 feet more or less from the centerline of Spence Lane

and 2329 feet more or less from the centerline of Crutchfield Avenue; thence with the centerline of the southbound traffic lane of Murfreesboro Road (33 feet northeasterly from and parallel to the southerly right of way line of said road) easterly 120.08 feet to a spike; thence to the right with an interior angle of 90° and southwardly 183.0 feet; thence to the left with an interior angle of 270° and eastwardly 133.87 feet to a point; thence to the right with an interior angle of 83° 29' southwardly 507.04 feet to an iron stake; thence to the right with an interior angle of 89° 56' a total distance of 344.20 feet to an iron stake in the southeasterly line of an old road; thence to the right with an interior angle of 83° 55' northwardly along with the southeasterly line of said road (passing an iron stake set in the southerly right of way of Murfreesboro Road at 629.75 feet) a total distance of 663.57 feet to the point of beginning.

Being the same land as described in that certain deed to Kenneth L. Dudney and Barbara A. Dudney from Exxon Education Foundation, a New Jersy corporation by Deed of Record in Book 6055, Page 609, Register's Office for Davidson County, Tennessee.

AND:

Land in Davidson County, Tennessee, being part of Lot 4 of W.J. Cude's Subdivision and of record in Book 421, page 105, Register's Office for said County, described as follows:

Beginning at the southwest corner of Betty Elrod property in the north margin of Edgefield Junction Road; thence with said margin North 35 degrees 50 minutes West 54.0 feet to the beginning of a curve; thence with said curve to the right, (radius 25 feet) 30.0 feet to the easterly margin of Gallatin Pike (as widened); thence with said Pike, North 32 degrees 55 minutes East 134 feet to the center line of a creek, Clendenin's southwest corner; thence easterly, down the creek with the southerly line of the property conveyed to L.M. Clendenin in Book 2592, page 181, said Register's Office, 116 feet, more or less, to the line of Betty Elrod and Clendenin Southeast corner; thence with Betty Elrod's line South 44 degrees 05 minutes West 216.9 feet to the beginning.

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara Dudney (being the same person as Barbara A. Dudney) from Roy Conway Flowers, by deed of record in Book 5816, page 602, Register's Office for Davidson County, Tennessee.

AND:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 85 feet of Lot No. 193 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, pages 322 & 323, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Demonbreun Street and runs back between parallel lines, 166 feet to an alley.

Being part of the same property conveyed to Kenneth L. Dudney and wife, Barbara A. Dudney, by deed from John H. Cooley by deed of record in Book 5864, Page 951 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property.

And now, I, MARK H. WESTLAKE, Trustee, for the express purpose of carrying out the intent of this conveyance, as previously described, do hereby quitclaim and convey a one-half (1/2) undivided interest as tenant in common to KENNETH L. DUDNEY, his heirs and assigns, and a one-half (1/2) undivided interest as tenant in common to wife,

BARBARA A. DUDNEY, her heirs and assigns, in the same property previously described both interests being conveyed with no right of survivorship, and the property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

Kenneth L. Dudney
KENNETH L. DUDNEY

Barbara A. Dudney
BARBARA A. DUDNEY

Mark A Westlake
MARK H. WESTLAKE

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, KENNETH L. DUDNEY, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13th day of January, 1989.

Marcia Brown (Hoble)
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/9/90

MARCIA H. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, BARBARA A. DUDNEY, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13th day of January, 1989.

Marcia Brown (Hoble)
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/9/90

MARCIA H. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, MARK H. WESTLAKE, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13 day of January, 1989.

Lois Chenowethe
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-26-92

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IDENTIFICATION REFERENCE

JAN 19 12 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN