THIS INST WAS BY:

ROY A. MILES, JR., Attorney
14th Floor, First American Center
Nashville, Tennessee 37238-0067

RUSH

JUN 7 10 09 AM '89

39186

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

Mr. and Mrs. Henry D. Holmes, Jr.
2834-B Ivy Point Road
Goodlettsville, Tennessee 37072

BOOK 7859 PAGE 36

SEND TAX BILLS TO: Same

MAP/PARCEL NUMBERS: Map 16 P/O Pc 20 Js

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $ NONE

Charlsie S Holmes
AFFIANT

SWORN TO AND SUBSCRIBED before me, at Nashville, Tennessee, this the 7th day of June, 1989.

Janet C. Wingfield
NOTARY PUBLIC

My commission expires August 12, 1991

For the express purpose of separating and setting apart the following described real property from a larger tract which they presently own, and creating a tenancy by the entirety therein in Henry D. Holmes, Jr. and wife, Charlsie S. Holmes, involving no monetary consideration,

We, HENRY D. HOLMES, JR. and wife, CHARLSIE S. HOLMES,

by these presents do hereby quitclaim and convey unto ROY A. MILES, JR., Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

A tract or parcel of land located within the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by R. L. Montoya-Land Surveying dated May 10, 1989, as follows:

Beginning at an existing iron pipe located North 32 degrees 12 minutes 53 seconds East, 169.77 feet from a red-paint mark on a bridge which marks a corner common to the Joe Krantz Property recorded in Deed Book 1876, page 29, to the northwest, the Henry Holmes, Jr. Property recorded in Warranty Deed 7052, page 989, to the south, the Henry D. Holmes, Jr. Property recorded in Warranty Deed 5500, page 41 to the east and the Walter J. Knight Property recorded in Warranty Deed 1272, page 387 to the north; thence, along the fence line common to Knight and Holmes, South 86 degrees 13 minutes 32 seconds East, 308.38 feet to an iron pin, set this survey; the actual point of beginning for this tract; thence, continuing along said fence line, an additional 320.00 feet to an iron pin, set this survey; thence, severing the Holmes Property South 02 degrees 46 minutes 37 seconds West, 691.58 feet to an iron pin, set this survey, in a fence line; the south line of Holmes Property and the north line of the W.T. Binkley Property recorded in Warranty Deed 5456, page 519; thence with said fence line and running with W.T. Binkley's north line, the north line of the Edward P. Binkley Property recorded in Deed Book 5636, page 458 and the Edward P. Binkley Property recorded in Deed Book 5705, page 685, North 87 degrees 13 minutes 23 seconds West, 319.95 feet to an iron pin, set this survey; thence, severing the Holmes Property, North 02 degrees 46 minutes 37 seconds East, 697.15 feet to the actual point of beginning, containing 222,163 square feet, or 5.10 acres more or less.

Also a 20-foot wide perpetual ingress/egress easement for the common use and benefit of the Henry D. Holmes, Jr. Property as described in Warranty Deed 5500, page 41, the above described 5-acre tract and any subsequent tracts and generally encompassing an existing gravel drive is described as follows:

Beginning at a red paint mark on a bridge which marks a corner common to the Joe Krantz Property recorded in Deed Book 1876, page 29, to the northwest, the Henry Holmes, Jr. Property recorded in Warranty Deed 7052, page 989 to the south, the Henry D. Holmes, Jr. Property recorded in Warranty Deed 5500, page 41 to the east and the Walter J. Knight Property recorded in Warranty Deed 1272, page 387, to the north; thence with the line common to Knight and Holmes (Holmes to the east) North 32 degrees 12 minutes 53 seconds East, 5.11 feet to a point; thence, South 70 degrees 11 minutes 12 seconds East, 111.83 feet to a point; thence, South 36 degrees 12 minutes 41 seconds East, 111.68 feet to a point; thence, South 45 degrees 50 minutes 59 seconds East, 278.49 feet to a point; thence, South 73 degrees 23 minutes 24 seconds East, 332.69 feet to a point in the east line of the above described 5-acre tract; thence with said east line South 02 degrees 46 minutes 37 seconds West, 20.23 feet to a point; thence, leaving said east line, North 73 degrees 23 minutes 24 seconds West, 343.12 feet to a point; thence, North 45 degrees 50 minutes 59 seconds West, 284.30 feet to a point; thence, North 36 degrees 12 minutes 41 seconds West, 107.30 feet to a point; thence, North 70 degrees 11 minutes 12 seconds West, 97.11 feet to a point in Holmes (Holmes to the east) line and Holmes (Holmes to the south) line, North 13 degrees 02 minutes 03 seconds West, 17.83 feet to the point of beginning, containing 16,574 square feet.

Also a 20-foot wide overhead utility line easement is described as follows:

Beginning at a point in the west line of the above described 5-acre tract, said point being South 02 degrees 46 minutes 37 seconds West, 287.61 feet from the iron pin, set this survey marking the northwest corner of the above described 5-acre tract; thence, leaving said west line, South 61 degrees 29 minutes 16 seconds East, 355.18 feet to a point in the east line of said tract; thence, with said east line, South 02 degrees 46 minutes 37 seconds West, 22.20 feet to a point; thence, leaving said east line, North 61 degrees 29 minutes 16 seconds West, 355.18 feet to a point in the west line of said tract; thence, with said west line North 02 degrees 46 minutes 37 seconds East, 22.20 feet to the point of beginning, containing 7104 square feet.

Being part of the property described in deeds to Henry D. Holmes, Jr. and wife, Charlsie Holmes, from Paul C. Stone and wife, Judy Poole Stone, of record in Book 5500, page 41, Register's Office for Davidson County, Tennessee; and from Bessie Geneva Sterry, Maury Leroy Sterry and Mary Ruth Sterry, of record in Book 7052, page 989, Register's Office for Davidson County, Tennessee.

Said property is now served by a 16-foot wide perpetual ingress/egress easement for the common use and benefit of the Henry D. Holmes, Jr. property as established by Order of the Chancery Court of Davidson County, Tennessee, entered on the 26th day of August, 1988, and entered in Minute Book 48, page 118, Office of the Clerk & Master for Davidson County, Tennessee.

This is improved property, known as 2834-B Ivy Point Road, Goodlettsville, Tennessee 37072

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

And now I, the said ROY A. MILES, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set

out, do hereby quitclaim and convey unto HENRY D. HOLMES, JR. and wife, CHARLSIE S. HOLMES, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 7th day of June, 1989.

Henry D. Holmes Jr.
HENRY D. HOLMES, JR.

Charlsie S. Holmes
CHARLSIE S. HOLMES

Roy A. Miles Jr.
ROY A. MILES, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janet C. Windrow, a Notary Public in and for said County and State, the within named HENRY D. HOLMES, JR. and wife, CHARLSIE S. HOLMES, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1989.

Janet C. Windrow
NOTARY PUBLIC

My commission expires August 12, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janet C. Windrow, a Notary Public in and for said County and State, the within named ROY A. MILES, JR., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1989.

Janet C. Windrow
NOTARY PUBLIC

My commission expires August 12, 1991

RECEIVED FOR RECORD 06/07 0101 0 CASH