THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, Nashville City Center
Nashville, Tennessee 37219

FROM: B. B. Vester ("GRANTOR")

TO: Harvey Burke Mahling ("GRANTEE")

ADDRESS NEW OWNER:
Harvey Burke Mahling
4553 Eaton's Creek Road
Nashville, Tennessee

SEND TAX BILLS TO:
SAME

MAP AND PARCEL NO.:
058-0-

QUITCLAIM DEED

WHEREAS, for several years we have made available to our grandson, Harvey Burke Mahling, the use and occupancy of a portion of our property on Eaton's Creek Road in Davidson County, Tennessee, and he has, with our permission, constructed his residence and other improvements thereon at his cost and expense. We wish to confirm our gift of the underlying land to our said grandson.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the love and affection we have for our said grandson, and no monetary consideration, I, B. B. Vester, by these presents do hereby quitclaim and convey to Harvey Burke Mahling, his heirs and assigns, all my interest in and to the following described tract of land:

> Land in Metropolitan Nashville and Davidson County, Tennessee bounded on the east side by the west margin of Eaton's Creek Road, and being further described according to a survey dated August 21, 1989 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:
>
> Beginning at an iron pin in the west margin of Eaton's Creek Road as widened and being 25.0 feet from the centerline of said Road, and said beginning point being the northeast corner of a lot conveyed to Jack Dale Cole of record in Book 6943, page 49, Register's Office for Davidson County, Tennessee; thence with Cole's north boundary line and with a fence South 84 degrees 27 minutes 05 seconds West 894.2 feet to an iron pin in Leonard S. Vaughn's north boundary line; thence North 8 degrees 38 minutes 52 seconds West 211.50 feet to an iron pin; thence North 6 degrees 23 minutes 55 seconds West 87.40 feet to an iron pin; thence North 66 degrees 24 minutes 07 seconds East 180.80 feet to an iron pin; thence South 27 degrees 03 minutes 05 seconds East 66.60 feet to an iron pin; thence North 68 degrees 59 minutes 55 seconds East 87.40 feet to an iron pin; thence North 36 degrees 39 minutes 45 seconds East 103.70 feet to an iron pin; thence North 19 degrees 18 minutes 05 seconds West 21.00 feet to an iron pin; thence North 65 degrees 58 minutes 40 seconds East 64.10 feet to an iron pin; thence South 77 degrees 11 minutes 20 seconds East 66.56 feet to an iron spike; thence South 38 degrees 53 minutes 00 seconds East 204.30 feet to an iron spike; thence South 79 degrees 26 minutes 24 seconds East 237.20 feet to an iron spike in the west margin of

Eaton's Creek Road; thence with said margin of the road South 36 degrees 38 minutes 00 seconds East 35.07 feet to an iron pin at the beginning of a curve to the right having a radius of 1,884.89 feet; thence with the curve a distance of 166.21 feet to the point of beginning, and containing 5.88 acres.

Included in the above description but excluded therefrom is a plot of less than 1/4 acre used as a family cemetery, with right of ingress and egress, said cemetery plot being shown on the above mentioned survey.

Being part of the property conveyed by deed to B. B. Vester from Buford Nicholson and wife, Susie Nicholson of record in Book 2604, page 254, Register's Office for Davidson County, Tennessee.

Also included in this transfer is an access easement for ingress and egress to and from the above described property and utility easements, which easements are provided to Grantee, his heirs and assigns but which also continue with and for the benefit of the remaining lands of the Grantor, which easements are more particularly described as follows:

Access Easement for Ingress and Egress

Being an easement 25 feet in width, said easement's centerline running with the northeast property line of a 5.88 acre tract, and described according to a survey by Wm. Robert Seigenthaler, dated August 21, 1989 as follows; beginning in the west margin of Eaton's Creek Road at an iron spike, said point of beginning being 201.28 feet from the southeast corner of said 5.88 acre tract; thence with the northeasterly lines of said 5.88 acre and following a paved driveway, as follows; North 79 degrees 26 minutes 24 seconds West 237.20 feet to an iron spike; thence North 38 degrees 53 minutes 00 seconds West 204.30 feet to an iron spike; thence North 77 degrees 11 minutes 20 seconds West 66.56 feet to an iron spike; thence South 65 degrees 58 minutes 40 seconds West 64.10 feet to an iron spike; thence South 19 degrees 18 minutes 05 seconds East 21.00 feet to an iron pin; thence South 36 degrees 39 minutes 45 seconds West 103.70 feet to the end of said access easement.

Utility Eastment No. One

An easement 10 feet in width running westwardly from a point, being an existing utility pole, across the property of B. B. Vester to a utility pole on the south side of an asphalt driveway, the centerline of said 10ft. wide easement being existing overhead power lines.

Utility Easement No. Two

An easement 10 feet in width running westwardly from a point, being an existing utility pole, across the property of B. B. Vester to a utility pole located north of an asphalt driveway; thence running south to an existing residence on a 5.88 acre tract of land, the centerline of said easement being existing overhead telephone/tv cables.

This is improved property known as 4553 Eaton's Creek Road, Nashville, Tennessee 37218.

AND NOW, I, B. B. Vester, do hereby quitclaim and convey unto Harvey Burke Mahling, his heirs and assigns, all my interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

FURTHER, Mattie Sue Vester, spouse of Grantor, joins in and executes this transfer for the purpose of joining in the gift of the property and conveying any and all marital right, title and interest she may have in the property to Grantee, but not further or otherwise.

WITNESS our hands on this the 16 day of Sept, 1989.

B. B. Vester

Mattie Sue Vester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joan Lovell, a Notary Public in and for said County and State, the said B. B. Vester and wife, Mattie Sue Vester, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 16 day of Sept, 1989.

NOTARY PUBLIC

My Commission Expires: MAY 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Harvey Burke Mahling
AFFIANT

Sworn to and subscribed before me this 16 day of Sept, 1989.

NOTARY PUBLIC

My Commission Expires: MAY 8, 1991

5636 08/18 0101 03CHECK 9.00

RECEIVED FOR RECORD AND IDENTIFICATION REFERENCE
SEP 18 12 09 PM '89
R.E.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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