Box 62

BOOK 7991 PAGE 601

This instrument prepared by:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

7542 11/27 0101 03CHECK 9.00

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.:
Thomas E. Baldridge	Thomas E. Baldridge	116-7
#1 Lynwood Lane	#1 Lynwood Lane	Part 91 etc
Nashville, Tennessee 37219	Nashville, Tennessee 37219	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) in hand paid, and other good and valuable consideration the receipt, adequacy, and sufficiency of which are hereby acknowledged, I, MELINDA MILAM BALDRIDGE (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey my entire interest in the property described herein to Thomas E. Baldridge (hereinafter referred to as the "Grantee"), it being my intention by this instrument to transfer all of my ownership interest in such to said Grantee, in accordance with Tennessee Code Annotated, § 66-5-103(2), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, as follows:

Being situated in the southwest quadrant of the intersection of Interstate Route 40, East and Old Hickory Boulevard, (a portion of which is shown as Reserve Parcel A on the Revised Plan of Priest Lake Center, Section Two, as recorded in Book 4715, page 132, said Register's Office) and described as follows, according to a survey by Alley, Brown & Pate Engineers, dated June 9, 1970:

BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard and at the southeast corner of property conveyed to Humble Oil & Refining Company by deed of record in Book 3862, page 689, Register's Office for said County, said point being further described as the southwesterly boundary of property conveyed to the State of Tennessee by deed of record in Book 3342, page 509, said Register's Office; thence with the southwesterly margin of Old Hickory Boulevard and the southwesterly boundary of property conveyed to the State of Tennessee as aforesaid, South 40° 52' East 389.50 feet to a point; thence South 83° 22' West 300 feet to a point; thence South 6° 38' East 116.04 feet to a fence in the northerly line of property conveyed to J. M. Yearwood and wife, Mary E. Yearwood, by deed of record in Book 2484, page 617, said Register's Office; thence with the northerly boundary of the said J. M. Yearwood property and with the northerly boundary of property conveyed to Bennie Helton and wife, Dana Lane Helton, by deed of record in Book 2799, page 256, said Register's Office, South 83° 22' West 442.45 feet to a corner post in the easterly margin of Mill Road; thence North 2° 40' West 579.36 feet to a corner fence post; thence North 78° 55' East 174.69 feet to a point, said point being the northwest corner of the Humble Oil & Refining Company property abovementioned; thence with the southwesterly boundary of said Humble Oil & Refining property South 39° 51' East 200 feet to a point; thence with the southerly boundary of

the said Humble Oil & Refining Company property North 79° 24' East 200 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM, the following described parcel and easement:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1, Section 3, of Priest Lake Center, not of record, described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard at a point which is South 40° 52' East a total distance of 50 feet from the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, Register's Office of Davidson County, Tennessee, and said beginning point also being 660.5 feet, more or less, southeastwardly from the center line of Interstate Highway I-40; thence with the southwesterly margin of Old Hickory Boulevard, South 40° 52' East a distance of 127 feet to a point; thence, leaving the said margin of Old Hickory Boulevard, South 49° 8' West a distance of 171.5 feet to a point; thence North 40° 52' West a distance of 127 feet to a point; thence North 49° 8' East a distance of 171.5 feet to a point of beginning.

Easement for the benefit of the preceding parcel as created by deed from Robert A. McDowell and Theodore H. Lightfoot to M & M Development Company, a partnership composed of W. Terrance Mays and J. A. (Buddy) Morgan dated July 19, 1974, and recorded in Book 4837, page 468, Register's Office of Davidson County, Tennessee, for ingress and egress over and across the premises described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard, said point being the same point of beginning as is set forth in the description of the preceding parcel above-described; thence with the northwesterly line of the property above-described as Parcel No. A, South 49° 08' West a distance of 50 feet to a point; thence North 04° 08' East a distance of 70.71 feet to the southwesterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, Register's Office for said County; thence with the southwesterly margin of Old Hickory Boulevard South 40° 52' East a distance of 50 feet to the point of beginning.

Being the same property conveyed to E. M. Haywood, a one-fifth (1/5) undivided interest, and Thomas E. Baldridge, a two-fifth (2/5) undivided interest, and Thomas M. Baldridge, a two-fifth (2/5) undivided interest, as tenants-in-common, by deed from Robert J. Baltz, Jr., and Catherine H. Baltz a/k/a Katherine H. Baltz, of record in Book 6768, page 555, Register's Office of Davidson County, Tennessee.

This is unimproved property with no street address.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 19th day of September, 1989.

Melinda Milam Baldridge

Melinda Milam Baldridge

[redacted]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Judy Kinser Alexander, a Notary Public in and for the County and State aforesaid, personally appeared Melinda Milam Baldridge, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of September, 1989.

Judy Kinser Alexander
Notary Public

My Commission Expires:

10/9/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Thomas E Baldridge

Sworn to and subscribed before me this 19 day of September, 1989.

Judy Kinser Alexander
Notary Public

My Commission Expires:

10/9/91

IDENTIF. REFERENCE

8469U

Nov 27 3 25 PM '89

FELIX DAVIDSON

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