This Instrument Prepared By:
Brenda Franks Hale
Hale & Hale, Attorneys
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

BOOK 8052 PAGE 553

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Mr. and Mrs. Irby C. Simpkins, Jr.
1100 Broadway
Nashville, TN 37202

SEND TAX BILLS TO:
Same

Map 131-9
Parcel 10

FOR AND IN CONSIDERATION OF love and affection and no monetary consideration, but for the express purpose of creating an estate by the entireties, pursuant to Tennessee Code Annotated 66-1-109, I, Irby C. Simpkins, Jr., hereby transfer and convey all of my right, title and interest in and to the following described property to

IRBY C. SIMPKINS, JR. and wife, PEACHES GUNTER SIMPKINS

to wit:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land consisting of 13 1/2 acres, more or less, located on the west side of Hillsboro Road and lying between the property owned by Lucylle Oliver Zanone and Louise S. Lindenburg, (now Hugh Hobbs, Jr.) and bounded on the east by the Hillsboro Road, and on the west by the rear line of Zanone extended to the Lindenburg (now Hobbs) line, and according to an unrecorded map prepared by Z. J. Wilkinson, Surveyor, on January 29, 1938, being a map of Westhaven, which property is more particularly described as follows:

Being lots Nos. 28 and 29 and the easterly parts of lots 27 and 30 on said unrecorded plan beginning at a point in the westerly margin of the Hillsboro Road, at the northeast corner of lot No. 28, being Zanone's southeast corner; running thence in a southwesterly direction along the westerly margin of Hillsboro Road 648 feet, more or less, to the northeast corner of the Lindenburg (now Hobbs) property, the southeast corner of lot 29; thence in a westerly direction along Lindenburg's (now Hobbs) north line also with the southerly line of lots 29 and 30, 923.7 feet, more or less, to a point; thence in a northerly direction 562 feet, more or less, to Zanone's west line; thence in an easterly direction with the common boundary line between Zanone's property and lots Nos. 27 and 28, 990 feet, more or less, to the point of beginning. The foregoing description described a tract of land, the bounds of which are entirely embraced within the property described in and conveyed by the said deed of trust, from Guilford Dudley, et ux to Parkes Armistead, Trustee, recorded in book 890, page 331, wherein the property is described as follows:

Being tract No. 8 on the plan of the subdivision of the Dudley land, on the west side of Hillsboro Turnpike, not of record, described according to a survey made on January 29, 1931, by Erle Drake, County Surveyor, as follows:

Beginning at a planted stone, the corner of lots 7, 8 and 9; thence south 64 1/2 degrees east 946 feet to the center of the Hillsboro Turnpike; thence north 26 1/2 degrees east 655 feet to a point in the center of said Turnpike; thence north 69 1/2 degrees west 1001 feet to a point in the line between lots 8 and

9, according to said plan; thence south 21 1/4 degrees west 562 feet to the point of beginning. The Hillsboro Turnpike herein referred to is as originally located and not as now located, since the buildings of said Turnpike.

This is improved property located at 5309 Hillsboro Road, Nashville, Tennessee 37215.

Being part of the same property conveyed to Irby C. Simpkins, Jr. by quitclaim deed from Faye Allen Simpkins of record in Book 7947, page 675, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Irby C. Simpkins, Jr., has hereunto set his hand on this the 24 day of February, 1990.

Irby C. Simpkins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Irby C. Simpkins, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of February, 1990.

My commission expires: 4-21-93

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, for this transfer is -0-.

Sworn to and subscribed before me this 24 day of February, 1990.

Notary Public

My commission expires: 4-21-93

06477

IDENTIF. REFERENCE

FEB 27 8 48 AM '90

DAVIDSON COUNTY TN.

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