THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY, 405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

fee 53

BOOK 8097 PAGE 319

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
AARON ADAMS 2507 Miami Avenue Nashville, TN 37214	SAME	62-1-38 62-1-1

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, CAROLYN DELFFS, UNMARRIED, hereinafter referred to as Grantor, does hereby quitclaim and convey unto AARON ADAMS, UNMARRIED, hereinafter referred to as Grantee, his heirs and assigns, all of her right, title and interest in and to the following described real estate in Davidson County, Tennessee, described as follows:

Refer to Exhibit "A" for a complete legal description which is attached hereto.

WITNESS my hand this the 16th of April, 1990.

APR 3 04 37 0001 036 MEDX 9.00

Carolyn Delffs
CAROLYN DELFFS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Pennie S Thornton
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual monetary consideration for this transfer is NONE.

Aaron Adams
AFFIANT

Subscribed and sworn to before me this 16th day of April, 1990.

Pennie S Thornton
NOTARY PUBLIC

My Commission Expires: 5-20-92

IDENTIF. PREFERENCE

APR 27 12 00 PM '90

22219

TRACT ONE:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 2 on the Plan of M. C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 215, more or less, to the low water mark of the Cumberland River, as of record in Book 2244, page 117, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is an easement more particularly described as follows: In accordance with a survey of Base Line Engineering, the point of beginning is the common point between Parcels 62-1-1 and 52-13-38 and the common point of the respective parts of Lot No. 2 that the parties own on Miami Avenue; thence with said common lines, S 86° 20' 45" E, 80 feet to a point; thence N 0° 37' 45" W, 7 feet to a point; thence N 87° 55' 79.8 feet to a point in the easterly margin of Miami Avenue; thence along Miami Avenue 15 feet to a point; being the point of beginning. Said easement is given for driveway purposes and to cover the encroachment of a carport that extends on to the Claxton property.

Being the same property conveyed to Carolyn Delffs by deed of record in Book 7005, page 929, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being the northerly twenty five (25) feet of Lot No. 1 on the plan of M. C. McCauley's Subdivision of part of Lot 7 of the Robert Young Farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7005, page 929, Register's Office for Davidson County, Tennessee; thence with said boundary line, South 88 deg. 22' 15" West 151.5 feet to a point; thence with a line running with the Cumberland River, South 2 deg. 10' 20" East 25 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to an iron pin; thence with the west margin of Miami Avenue, North 0 deg. 37' 45" West 25 feet to an iron pin, which is the point of beginning.

Being the same property conveyed to Carolyn Delffs by deed of record in Book 7414, page 413, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of M. C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by John J. O'Connor, Surveyor License No. 458, dated March 17, 1988, as follows:

BEGINNING at a railroad spike in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7414, page 413, Register's Office for Davidson County, Tennessee; thence, with the west margin of Miami Avenue, South 0° 37' 45" East 19.65 feet to an iron pin; thence leaving the west margin of Miami Avenue, North 88° 22' 15" West 150.83 feet to a point; thence with a line running with the Cumberland River North 2° 10' 20" West 19.65 feet to a point; thence North 88° 22' 15" East 150.83 feet to the point of beginning.

This conveyance is made SUBJECT to an easement for driveway, described as follows: BEGINNING at a point 5 feet north of the southeast corner of the herein described tract in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0° 37' 45" East 5 feet to an iron pin; thence North 88° 22' 15" West 37.28 feet to an iron pin; thence 37.70 feet to the point of beginning. Said easement is retained for driveway purposes and to cover the encroachment of a driveway that extends onto the aforesaid tract.

Being the same property conveyed to Carolyn Delffs by deed of record in Book 7659, page 803, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being the southerly 25 feet of the northerly 50 feet of Lot No. 2 on the Plan of the Subdivision of M. C. McCauley, known as Wooddale Grove, of record in Book 547, page 123, Register's Office for said County.

Said part of said Lot No. 2 fronts 25 feet on the westerly side of an unnamed roadway (now Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to Carolyn Delffs by deed of record in Book 7920, page 841, Register's Office for Davidson County, Tennessee.