BOOK 8182 PAGE 230

FROM

Robert F. Lance

File Box 24

TO

Thomas H. Hayes

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Lance and Thomas H. Hayes (NAME)	Same (NAME)	Map 69-15
3962 Drakes Branch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 12 & 13
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-62115 13DA-62090

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney
640 Spence Lane, Suite 218
Nashville, TN 37217

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ NONE

Robert F. Lance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1990.

Grace H. Flatt
Notary Public

MY COMMISSION EXPIRES: 5/23/93

(AFFIX SEAL)

I hereby quitclaim to Thomas H. Hayes and one-half undivided interest creating a tenancy in common all my interest in the following land:

BEING Lot No. 12 and part of a parcel marked Reserved which adjoins said Lot 12, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, page 176, Register's Office for Davidson County, Tennessee, bounded on the north by Emerald Drive; east by James Brown, J. F. McClellan and Hollis Gaines; on the south by Claxton Starnes and Gus Richards, Jr. and described more particularly as follows:

BEGINNING at a concrete monument corner in the right-of-way of Emerald Drive, 626.2 feet, more or less, from the west right-of-way line of Hydes Ferry Pike: thence S21°52'21"E, 316.40 feet to an iron pin corner; thence N64°00'45"E, 140.80 feet to an iron pin corner; thence S05°54'47"W, 240 feet to an iron pin corner; thence N88°36'38"W, 197.19 feet to an iron pin; thence S19°11'23"W, 229.50 feet to an iron pin; thence N88°25'37"W, 224.75 feet to a concrete monument; thence N28°05'00"E, 422.70 feet to an iron pin; thence N35°38'44"W, 244.99 feet to an iron pin corner in the south right-of-way line of Emerald Drive; thence with the said right-of-way line of Emerald Drive on a curve to the right, the radius of which is 453.20 feet, the central angle of which is 13°39'10", the chord of which is N60°54'40"E, 107.74 feet along the curve distance of 107.99 feet to an iron pin; thence continuing with the S right-of-way line of Emerald Drive, N67°44'15"E, 137.40 feet to the point of beginning.

BEING the same property conveyed to Robert F. Lance by deed from Vivian B. Starnes, now Sims and Ara L. Walls of record in Book 8152, page 65, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ (XX) ~~improved~~ ( ) property, known as 1616 Emerald Drive and additional 3.30 acres, Nashville, TN 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

And now ~~we~~, I, Robert F. Lance for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Thomas H. Hayes a one-half undivided interest heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, the said property is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth.

Witness my hand this 23rd day of August, 1990

Robert F. Lance

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

BOOK 8182 PAGE 231

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Robert F. Lance

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of August 19 92

Commission expires 5/22/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

FROM
Robert F. Lance

TO
Thomas H. Hayes

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

52295

IDENTIFICATION REFERENCE

Aug 24 4 07 PM '90

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

3318 08/24 0101 02CHECK 6.00