THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
615/255-2191

QUITCLAIM DEED

BOOK 8182 PAGE 441

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES BERNARD FOX 1430 Neelys Bend Road Madison, Tn 37115	SAME	Map: 163 Par: 167 3408 08/27 0101 03CHECK 27.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is 0.

Judith Fox Barnes
JUDITH FOX BARNES,
Co-Executor

SUBSCRIBED AND SWORN to before me this 14 day of August, 1990.

Notary Public

My Commission Expires:

My Commission Expires July 13, 1991

52377

IDENTIFICATION

AUG 27 8 58 AM '90

FELIX Z. WHITESIDE, REGISTER
DAVIDSON COUNTY, TENNESSEE

PICK-UP

WHEREAS, Richard Bernard Fox, et ux., conveyed to Richard Bernard Fox, Jr. and wife Patricia N. Fox two tracts of land located in Davidson County, Tennessee and more particularly described as follows:

TRACT 2:
Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated 12/13/71, not of record, beginning at the Northwest corner of Lot 5 of said survey conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox, by deed of Grantors of record in Book 4565, Page 822, Register's Office for Davidson

County, Tennessee, thence South 15°30' East 210 feet along the West line of said Lot 5 to the Southwest corner of said Lot 5, thence South 77° 38' West 623 feet to a point, thence North 15° 30' West 210 feet to the point in a line which would be the same as the North line of Lot 5, if extended, thence with said line North 77° 38' East 600 feet to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Richard Bernard Fox, Jr., and wife, Patricia N. Fox by deed of Richard Bernard Vaughan Fox, et ux. said Grantees having been since divorced, and this Deed not having been recorded

TRACT 3:
Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated 12/13/71, beginning at the northwest corner of a 3 acre tract previously conveyed on June 19, 1973 by the Grantors to the Grantees, but not recorded, thence south 15 degrees 30 minutes east, 210 feet to an iron pin. Thence south 77 degrees 38 minutes west 636.7 feet along the reserved parcel shown by sid plat, to an iron pin, thence north 15 degrees 30 minutes 210 feet to an iron pin at the corner of the Charles Bernard Fox and Richard Bernard Fox, Jr. properties, thence north 77 degrees 38 minutes east to the point of beginning, containing 3 acres more or less. There is reserved a 50 foot easement for the extension of School Pass from Marlin Meadows Subdivision across said tract.

Being the same property conveyed to Richard Bernard Fox, Jr. and wife, Patricia N. Fox by deed of Richard Bernard Vaughan Fox, et ux. said Grantees having since been divorced, and this Deed not having been recorded.

WHEREAS, said Deeds were not recorded and have since been lost;

WHEREAS, Richard Bernard Fox, Jr. and Patricia N. Fox are since divorced and said property was conveyed to Richard Fox, Jr. pursuant to a final decree of divorce of record in Book 118C, page 2360 Circuit Court for Davidson County, Tennessee a copy of which is attached hereto as Exhibit A.

WHEREAS, Richard Bernard Fox, Jr. conveyed said tracts to Charles B. Fox by deed of record in Book 5849, Page 558, Register's Office for Davidson County, Tennessee;

WHEREAS, Richard B. Fox, Sr. was survived by his wife, Jessie Vivian Fox, and five children, Lucy Charlotte Fox Moore, Judith Claire Fox Barnes, Richard Bernard Fox, Jr., Elaine Bernard Fox Adams, and Charles Bernard Fox;

WHEREAS, in order to establish clear title to the said property in Charles Bernard Fox, the Estate of Richard B. Fox, the surviving wife of Richard B. Fox, Jesse Vivian Fox, and the five children of Richard B. Fox join in this quitclaim deed to convey said property to Charles Bernard Fox.

Now, therefore, we, the Estate of Richard Bernard Fox, Jesse Vivian Fox, Lucy Charlotte Fox Moore, Judith Claire Fox Barnes, Richard Bernard Fox, Jr., Elaine Bernard Fox Adams, and Charles Bernard Fox, hereby quitclaim and by these presents do transfer and convey unto the said Charles Bernard Fox all of our right, title and interest in the two tracts of land described above.

WITNESS our hands this 14 day of August, 1990.

Lucy Charlotte Fox Moore
LUCY CHARLOTTE FOX MOORE

Judith Claire Fox Barnes
JUDITH CLAIRE FOX BARNES

Richard Bernard Fox
RICHARD BERNARD FOX, JR.

Elaine Bernard Fox Adams
ELAINE BERNARD FOX ADAMS

Charles Bernard Fox
CHARLES BERNARD FOX
Vernon P. Fox

ESTATE OF RICHARD BERNARD FOX

BY: Judith Claire Fox Barnes
JUDITH CLAIRE FOX BARNES,
Co-Executor

BY: Lucy Charlotte Fox Moore
LUCY CHARLOTTE FOX MOORE,
Co-Executor

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared LUCY CHARLOTTE FOX MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared JUDITH CLAIRE FOX BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared RICHARD BERNARD FOX, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:
My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared ELAINE BERNARD FOX ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared CHARLES BERNARD FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:
My Commission Expires July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

before me, a Notary Public of the State and County aforesaid, personally appeared JESSE VIVIAN P. FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission Expires:

My Commission Expires July 13, 1991

Exhibit A
118C/2360

BOOK 8182 PAGE 446

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

RICHARD FOX, JR.
PLAINTIFF

VS. CASE NUMBER 80-D-909

PATRICIA FOX

DEFENDANT

FINAL DECREE

This cause came on to be heard this 2nd day of September, 1980, before the Honorable Joe C. Loser, Jr., JUDGE, upon the complaint of the Plaintiff, service upon the defendant, a notarized property settlement agreement, a default judgment, the testimony of the plaintiff in open Court, and the entire record. From all of which, the Court was of the opinion that the Plaintiff was entitled to a divorce upon the grounds of Irreconcilable Differences.

IT IS THEREFORE, ORDERED AND DECREED that the Plaintiff be and is hereby awarded an absolute divorce and restored to all the rights and privileges of an unmarried person.

IT IS FURTHER ORDERED that the Property Settlement Agreement submitted by the parties is hereby approved by the Court and incorporated into this Final Decree, to-wit:

PROPERTY SETTLEMENT AGREEMENT

1. The property that the parties own at 1430 Neely's Bend Road, Nashville, Tenn. is to be conveyed by the wife over to the husband. This property was inherited by the husband from his father and is to be returned to him.
2. The condominum located at 1301 Neely's Bend Road, Nashville, Tennessee, was bought by the husband since the separation and both parties understand that this property is owned completely and absolutely by the husband even thoough the wife's name is left on the deed merely to satisfy various regulations or laws concerning condomimums.
3. The parties own a 12 by 70 mobile home, located at Murfreesboro, Tennessee, and the parties hereby agree to sell the trailer and the contents and to split any net proceeds equally among the parties.
4. The wife is to receive the 1972 chevrolet malibu and the husband agrees to convey a clear title to the car over to her. The husband is to receive as his property absoultely the 1972 Vega, the 1969 grand prix automobile, and a 1972 trimuph motor cycle.
5. The parties hereby agree that all other items of personal property shall be retained absolutely by the party in possession of such items.
6. The parties hereby agree that they will retain joint custody, (legal), allowing the mother to have actual custody of the children and the father is to have visitation with the children of every week end.
7. The father is to pay $300.00 per month as child support directly to Patricia Fox during the minority of said children.
8. Richard Fox hereby agrees to carry hospital insurance on the children and he will be allowed to count them as a tax dependant for income tax purposes.
9. The parties hereby agree to divide the legal and court costs for this divorce.

IT IS FURTHER ORDERED that the husband and wife shall pay the costs of this cause, equally.

ENTER this _____ day of _____, 1980.

PROPERTY SETTLEMENT AGREEMENT

1980 MAR 12 AM 10:30
D.C.

This Property Settlement Agreement, hereinafter referred to as Agreement and specifically approved by Tennessee Code Annotated 36-801 (11), is made and entered into this 29th day of February, 1980, by and between Richard Fox hereinafter referred to as husband, and Patricia Fox, and hereinafter referred to as wife.

WITNESSETH:

WHEREAS, there is presently pending a suit for divorce in the Circuit Court for Davidson County, Tennessee, between the parties on the grounds of Irreconcilable Differences;

NOW THEREFORE, for and in consideration of the mutual promises hereincontained and other good and valuable considerations, the receipt of which is hereby acknowledged, it is understood and agreed among the parties as follows:

1. The property that the parties own at 1430 Neely's Bend Road, Nashville, Tennessee, is to be conveyed by the wife over to the husband. This property was inherited by the husband from his father and is to be returned to him.

2. The condominum located at 1301 Neely's Bend Road, Nashville, Tennessee, was bought by the husband since the separation and both parties understand that this property is owned completely and absolutely by the husband even though the wife's name is left on the deed merely to satisfy various regulations or laws concerning condomimums.

3. The parties own a 12 by 70 mobile home, located at Murfreesboro, Tennessee, and the parties hereby agree to sell the trailer and the contents and to split any net proceeds equally among the parties.

4. The wife is to receive the 1972 chevrolet malibu and the husband agrees to convey a clear title to the car over to her. The husband is to receive as his property absolutely the 1972 vega, the 1969 grand prix automobile, and a 1972 trimuph motor cycle.

5. The parties hereby agree that all over items of personal property shall be retained absolutely by the party in possession of such items.

6. The parties hereby agree that they will retain joint custody, (legal), allowing the mother to have actual custody of the children and the father is to have visitation with the children of every week end.

7. The father is to pay $300.00 per month as child support directly to Patricia Fox during the minority of said children.

8. Richard Fox hereby agrees to carry hospital insurance on the children and he will be allowed to count them as a tax dependant for income tax purposes.

9. The parties hereby agree to divide the legal and court costs for this divorce.

From and after the date of this instrument, the parties agree to be solely responsible for any indebtedness owed by each of them in their individual names.

Each party acknowledges that the provisions in this agreement are fair, adequate, and satisfactory and accepts them in full and final settlement of all claims and demands and fully discharges the other from all such claims and demands except as provided in this agreement.

Each of the parties to this agreement agree to sign any deeds, bills of sale, or other written instruments that will be or may be necessary to carry out the intent of this agreement.

IT IS FURTHER UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT THIS AGREEMENT IS ENTERED INTO WITHOUT ANY UNDUE INFLUENCE, FRAUD, COERCION, OR MISREPRESENTATION OR FOR ANY REASON NOT HEREIN STATED. BOTH PARTIES ACKNOWLEDGE THAT THIS AGREEMENT IS BEING ENTERED INTO VOLUNTARILY.

This instrument is the entire agreement between the parties. Both parties acknowledge receipt of a copy of this agreement.

In Witness Whereof, the parties have subscribed their names on the day and date above shown.

Patricia A Fox
(WIFE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Public
My Commission Expires July 17, 1989

Richard B Fox
(HUSBAND)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Mary Dr McKill Notary Public
Commission Expires

JUDGE 9-4-80

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APPROVED FOR ENTRY:

Leon Perry

LEON PERRY, ATTORNEY FOR PLAINTIFF

cc: Patricia Fox
156 Archwood Apts.
Archwood Place
Madison, Tn 37115

STATE OF TENNESSEE

I, **GEORGE L. ROOKER,** *Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the* THIRD *Circuit Court for Davidson County, Tennessee, on the* 9TH *day of* SEPT., *19* 80, *in Case Number* 80D-909 *between* RICHARD FOX, JR. *Plaintiff, and* PATRICIA FOX *Defendant, as same remains of record in Book* 118C, *Page* 2360 *of the Minutes of said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 18TH *day of* JULY *in the year one thousand nine hundred and* NINETY *and in the* TWO HUNDRED & FOURTEEN *year of American Independence.*

GEORGE L. ROOKER, *Clerk,*

By Anna Alexander *D.C.*

Form #GR-117