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54095

This Instrument Prepared Without Title Search,
From Information Provided By the Parties, By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

IDENTIFICATION

AUG 31 1 34 PM '90

FEES & MORTGAGE TAX
DAVIDSON COUNTY

ADDRESS NEW OWNER:
ROBERT R. BYRN and wife
SHIRLEY A. BYRN
Munn Road
Nashville, TN

SEND TAX BILLS:

SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
85-14-3

5453 08/31 0101 DO-CHECK 6.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten & No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Robert R. Byrn, acting in my capacity as Executor of the Estate of Edna B. Culp, deceased (pursuant to the Last Will and Testament of Edna B. Culp dated July 30, 1984, of record in Will Book 156, Page 337, Probate Court Clerk's Office for Davidson County, Tennessee), hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Robert R. Byrn and wife, Shirley A. Byrn, hereinafter called the Grantees, their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a tract of land located in the 3rd Civil District of Davidson County, Tennessee, and a part of "Clover Bottom Farm", described as:
>
> Beginning at an iron pin in the center of a branch, the northwest corner of a tract of land conveyed to Arthur Bowen by C. A. McClendon, et ux, by deed of record in Book 545, Page 521, R.O.D.C., Tennessee, running thence with Oliver's West line north 15 deg. west 236 feet to a point in said line, the southeast corner of a small tract of land conveyed to R. H. Oliver by deed of Eugene Cato, et ux, of record in Book 772, Page 769, R.O.D.C., Tennessee; thence south 75 deg. west 90 feet to the southwest corner of said tract; thence north 15 deg. west 200 feet to low water mark of stone's river; thence with said river north 75 deg. east 90 feet to a stake on the south side of Stone's River at low water mark, being Oliver's northwest corner; thence with said river, north 69 deg. 40' east 446 feet to a point in the center of a branch, Blessing's Corner; thence with said branch, as follows: south 51 deg. west 78 feet; south 45-1/2 deg. west 87 feet; south 10 deg. west 90 feet; south 32-3/4 deg. west 95 feet; south 5-1/4 deg. west 130 feet, south 19-1/4 deg. west 109 feet to an iron pin, the point of beginning.

Being the same property conveyed to M. M. Culp and wife, Edna Culp, by Installment Deed of record in Book 1323, Page 124, Register's Office for Davidson County, Tennessee, the said M. M. Culp have become deceased on April 13, 1960, said property having passed to his widow, Edna Culp, by operation of law, the said Edna Culp having become deceased on August 17, 1986, and having devised the aforesaid property by her Last Will and Testament dated July 30, 1984, to Robert R. Byrn.

This is improved property known as Munn Road, in Nashville, Davidson County, Tennessee, 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 30th day of August, 1990.

Robert R. Byrn EXEC OF ESTATE
ROBERT R. BYRN, Executor for the
Estate of Edna B. Culp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ROBERT R. BYRN, acting in his capacity as Executor of the Estate of Edna B. Culp, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 30th day of August, 1990.

NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Robert R. Byrn
AFFIANT

Subscribed and sworn to before me this 30th day of August, 1990.

NOTARY PUBLIC

My Commission Expires: 3-26-94