THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

63575

IDENTIF. TREFERENCE

MAP. GROUP. PARCEL.
106 108, 109 and 119

Oct 9 10 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

NEW OWNER:
Steven M. Marion
114 Foxcross
Hendersonville, Tennessee 37075

mail

BOOK 8213 PAGE 873

SEND TAX BILLS TO:
OWNER

8589 10/09 0101 03CHECK 6.00

QUITCLAIM DEED

PREPARED FROM INFORMATION FURNISHED BY GRANTEE
NO TITLE SEARCH

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Peggy Ann Bargo Marion, Trustee, with full power and authority to convey, has this day bargained and sold and by this instrument does **QUITCLAIM** all of the interest of Grantor in the hereinafter described property unto Steven M. Marion, his heirs and assigns forever, the property described as follows:

Four Tracts of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots 1, 5 and 6 of Nance Lands as of record in Book 161, page 95, Register's Office for said County, and more fully described as follows:

Said Lots No. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

Tract II:
Being part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less and being more particularly described as follows:

Beginning at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (Being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et.ux. to L.P. Gresham and wife Martha Gresham, by deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence eastwardly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Court, Inc., by deed of record in Book 2044, page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more of less, to northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

Tract III
Being the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, page 95, Register's Office for said County.

Said part of said Lot. No. 5 fronts 25 feet on the south side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, page 346, of the Second Circuit Court of said county, and runs back between lines 165 feet, more or less, to an alley.

Tract IV:
Being all that portion of Lot 2 on the Map of Minton's subdivision of Lots No. 1,5 and 6 of the Nance Lands as of record in book 161, page 95, Register's Office for said county, except a strip along the front of said lot taken for the widening of Murfreesboro Pike and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

Said property fronts 50 feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to grantor herein in Book 6915, Page 96, Register's Office for Davidson County, Tennessee.

Peggy Ann Bargo Marion, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Peggy Ann Bargo Marion, Trustee, with full power and authority to convey, the bargainor with whom I am personally acquainted, and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 28 day of September, 1990.

Notary Public
MY COM. EXPIRES: 2-1-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE