Box 38

BOOK 8245 PAGE 465

This instrument prepared by:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel No.:
Walter M. Morgan, III, et ux. 2709 Tyne Boulevard Nashville, TN 37215	(Same)	116-6-46

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, the undersigned, **DUDLEY BROWN MORGAN** (formerly Dudley Brown), joined by her husband, **WALTER M. MORGAN, JR.**, does hereby quitclaim and convey unto **WALTER M. MORGAN, III** and wife, **ANNE Z. MORGAN**, their heirs and assigns, the following described tract or parcel of land situated in the First Civil District, City of Belle Meade, Davidson County, Tennessee:

> Being Lot 1 on the plan of Deerfield, of record in Book 7900, page 207, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron pin in the southeasterly margin of Harding Road (U.S. Highway 70), at the northerly end of the easterly return curve at the intersection of Harding Road and Evelyn Avenue (a 50-foot right-of-way); thence, in a northeasterly direction, with the southeasterly margin of Harding Road, with a curve to the right having a radius of 2,506.50 feet, a distance of 270.00 feet to an iron pin, said curve having a chord bearing and distance of North 43° 08' 07" East 269.87 feet; thence, leaving said margin of Harding Road, South 32° 16' 36" East 520.00 feet to an iron pin; thence, South 54° 10' 13" West 205.17 feet to an iron pin in the northeasterly margin of Evelyn Avenue; thence, in a northwesterly direction, with the northeasterly margin of Evelyn Avenue, with a curve to the left having a radius of 1,344.96 feet, a distance of 212.61 feet to a concrete monument, said curve having a chord bearing and distance of North 43° 39' 43" West 212.38 feet; thence, continuing with the northeasterly margin of Evelyn Avenue, North 48° 11' 26" West 95.44 feet to a concrete monument; thence, continuing with the northeasterly margin of Evelyn Avenue, with a curve to the right having a radius of 750.00 feet, a distance of 113.21 feet to an iron pin at the southerly end of the easterly return curve at the intersection of Harding Road and Evelyn Avenue, said curve to the right having a chord bearing and distance of North 43° 51' 59" West 113.10 feet; thence, with the aforesaid easterly return curve, being a curve to the right having a radius of 50.00 feet, a distance of 69.46 feet to the point of beginning, said return curve having a chord bearing and distance of North 00° 15' 13" East 64.01 feet; and containing 2.88 acres, more or less.
>
> Being part of the same property in which a remainder interest was conveyed to Dudley Brown by deed of record in Book 1534, page 288, Register's Office for Davidson County, Tennessee.

This is unimproved property known as northeasterly side of Evelyn Avenue, Nashville, Tennessee 37205.

This property is conveyed subject to the following:

1. A 30-foot easement for sanitary sewers and/or storm drainage approximately parallel to and near the southeasterly margin of Harding Road, of record in Book 4419, page 285, Register's Office for Davidson County, Tennessee.

2. The flowage of Richland Creek.

3. Such other limitations, restrictions and encumbrances as may affect the same.

IN WITNESS WHEREOF, Dudley Brown Morgan and Walter M. Morgan, Jr. have executed this instrument, this 28th day of November, 1990.

Dudley Brown Morgan

Walter M. Morgan, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Terri L. Waddle a Notary Public in and for the County and State aforesaid, personally appeared Dudley Brown Morgan and Walter M. Morgan, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes ~~therein~~ contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of November, 1990.

Terri L. Waddle
Notary Public

My Commission Expires: March 27, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1043 11/29 0101 03CHECK 6.00

The actual consideration for the transfer herein made is $-0-.

Dudley Brown Morgan
Affiant

Subscribed and sworn to before me, this 28th day of November, 1990.

Terri L. Waddle
Notary Public

My Commission Expires: March 27, 1993

75636

IDENTIF. REFERENCE

Nov 29 11 31 AM '90

DAVIDSON COUNTY TN.

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