Prepared by:

Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

QUITCLAIM DEED

ADDRESS NEW OWNER
AS FOLLOWS:

Sara T. Nelson
1869 Laurel Ridge Drive
Nashville, TN 37215

SEND TAX BILLS TO:

Same

FOR AND IN CONSIDERATION of forty nine thousand five hundred eighty eight dollars and fifty cents ($49,588.50), the receipt of which is hereby acknowledged, L. Stephen Nelson, by these presents does hereby quitclaim and convey unto Sara T. Nelson, her successors and assigns, all his right, title, and interest in and to the following described tract of land:

Being a part of Lot No. 90 on the Plan of Laurel Ridge Subdivision, Section 4, of record in Book 3500, page 71, Register's Office for Davidson County, Tennessee, and a part of land in the 7th, formerly the 11th, Civil District of said County and State, said lands, together, being more particularly described as follows, to wit:

BEGINNING at a point at the intersection of the southeasterly margin of Laurel Ridge Drive with the westerly margin of Zelenik's driveway, being 156.27 feet measured along the curving southeasterly margin of said Drive southwesterly of a concrete monument in the easterly margin of said Drive marking the northeastern corner of said Lot 90; thence, westerly on the curving southeasterly margin of Laurel Ridge Drive, 298.81 feet to the northwestern corner of said Lot 90; thence, southeasterly on the westerly line of said Lot 90, 140 feet of the southwestern corner of said Lot 90; thence, southeasterly on the southerly line of said Lot 90, 203 feet to a concrete monument at the southeastern corner of said Lot 90; thence, northeasterly with the easterly line of said Lot 90 to an iron pin at the northwesterly corner of the property conveyed to John S. Zelenik, et ux, Mary R. Zelenik, by deed from John J. Todd, III, et ux, Jean Franklin Todd, of record in Book 4313, page 792, Register's Office for said County; thence, with southerly line of the property conveyed to Alfred D. Sharp, Jr., et ux, Katherine S. Sharp, by deed from Elmer Davis, Jr., Trustee of record in Book 3505, page 162, Register's Office for said County, South 68 deg. 00' East 63.59 feet to a point in the westerly margin of Zelenik's driveway; thence, with the westerly margin of the said driveway, North 25 deg. 35' 12" West 102.66 feet to a point in the easterly line of said Lot 90; thence, with the westerly margin of said driveway, North 27 deg. 23' 11.6" West 6.71 feet to a point and continuing with the westerly

margin of said driveway North 22 deg. 26' 45.3" West 57.94 feet to the point of beginning.
Being the same property conveyed to L. Stephen Nelson and wife, Sara Tarpley Nelson, by deed from Charles W. Lockwood and wife, Josephine T. Lockwood, of record in Book 7710, page 425, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This conveyance is subject to a Deed of Trust in favor of Leader Enterprises, Inc., Trustee, of record in Book 7710, page 429, Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of January, 1991.

L. Stephen Nelson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Wanda Lusk Bailey, a Notary Public in and for said County and State, L. Stephen Nelson, the within named 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, this 15th day of Jan, 1991.

Notary Public

My commission expires: 3/26/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $49,588.50.

L. Stephen Nelson, Affiant

Subscribed and sworn to before me, this the 15th day of January, 1991.

Notary Public

My Commission Expires: 3/26/94

86935

IDENTIF. ☐ REFERENCE

JAN 17 3 31 PM '91

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

[illegible] 173.68

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 635

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 49588.50
				CON TX 163.68
				PRFEE 1.00
				WDEED 9.00
				TOTAL 173.68
				CHECK 173.68
			01/17/91 01	15:30 0001 6460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86935

IDENTIF. TREFERENCE

JAN 17 3 31 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390313