THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY & ASSOCIATES
Attorneys-at-Law
311 East Main Street
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Robert D. Niven &
Patricia Niven
6220 Marrowbone Lake Road
Joelton, Tennessee 37080

TAX MAP: 020

PARCEL: 011

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ROBERT D. NIVEN, have this day bargained and sold and by these presents do hereby convey and quitclaim unto ROBERT D. NIVEN and PATRICIA NIVEN, as tenants by the entirety, their heirs and assigns, all of my estate, right, title, interest, and claim in and to certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

> Two tracts of land in the 14th Civil District of Davidson County, Tennessee, described as follows:
>
> Tract No. 1: Being Lot No. I on the unrecorded plan of a portion of the land owned by John M. Ray and wife, Clara H. Ray, described as follows: Beginning at a point about north 36 1/2° east from a well at Ray's Recreation center, 825 feet from said well; thence north 47 1/2° west 59 feet to a point marked by a steel stake; thence north 45 1/2° east 50.2 feet to an iron pin; thence south 47 1/2° east 53 feet to an iron pin; thence south 39° west 50 feet to an iron pin, the point of beginning.
>
> Tract No. 2: Beginning at the southwest corner of the property conveyed to Harry Crutchfield and wife, by deed of record in Book 1349, page 416, Register's Office for said County; thence south 39° west 10 feet to a point; thence north 47 1/2° west 60 feet to a point; this line running parallel with the western boundary line of said Crutchfield lot; thence north 45 1/2° east 10 feet to the northwest corner of said Crutchfield let; thence with Crutchfield's westerly line, southerly 59 feet to the point of beginning.
>
> Being the same property conveyed to Robert D. Niven and wife Jacquelyn Niven, as tenants by the entirety, of record in Book 4693, Page 25, Registers' Office, Davidson County, Tennessee. The said Jacquelyn Niven died in 1984, leaving Robert D. Niven as the sole owner.

THIS IS IMPROVED PROPERTY LOCATED AT 6220 MARROWBONE LAKE ROAD, JOELTON, TENNESSEE 37080.

IN TESTIMONY WHEREOF I hereunto set my hand this the 9th day of September, 1991.

Robert D. Niven
ROBERT D. NIVEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the above named, ROBERT D. NIVEN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 9th day of September, 1991.

J. R. Bradley
NOTARY PUBLIC

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 7/16/94.

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer is $ 0 (creation of tenancy by the entirety).

Robert D. Niven
AFFIANT

Subscribed and sworn to before me this the 9th day of September, 1991.

J. R. Bradley
NOTARY PUBLIC

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 7/16/94.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR. THERE HAS BEEN NO SURVEY. THERE HAS BEEN NO TITLE SEARCH.

4563.7

IDENTIFICATION

SEP 10 12 39 PM '91

93/09/10 0101 01CASH

2 6.00