THIS INSTRUMENT PREPARED BY:
WATKINS, McGUGIN, McNEILLY & ROWAN
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
615/255-2191

BOOK 8454 PAGE 656

QUITCLAIM DEED

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES B. FOX 1420 Neely's Bend Road Madison, Tennessee 37115	SAME	Map: 63 Part of Par: 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is 0.

Charles B. Fox
CHARLES B. FOX

SUBSCRIBED AND SWORN to before me this 4th day of Sept, 1991.

Paula D. Moore
Notary Public

My Commission Expires:

9/26/92

5.1187

IDENTIFICATION

Oct 1 3 57 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

The ESTATE OF RICHARD B. FOX, LUCY FOX MOORE and JUDITH FOX BARNES, Co-Executors, hereinafter "GRANTOR," does hereby quitclaim and by these presents, does transfer and convey unto CHARLES B. FOX, hereinafter "GRANTEE," his heirs and assigns, all of GRANTOR'S right, title, and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, described according to a survey by Kenneth W. Morton, T.R.L.S. No. 623, Campbell Surveying Company Inc. of Nashville, Tennessee dated June 15, 1991, as follows: TRACT C 3.36 ACRES
>
> Beginning at an iron pin located North 15°33' 12" East, 1,369.5' feet and South 77°38' West, 1,882.70' feet from a point in the centerline of Neely's Bend Road, the Southeast corner of Neely's Bend Church of Christ of record in Deed Book 2540, page 346, R.O.D.C.T.; Thence South 15°33'12" East, 210.0' feet to an iron pin; Thence South 77°38' West, 690.0' feet to the ordinary high water mark on the Cumberland River; Thence with the ordinary high water mark downstream North 20°25'18" East, 211.76' feet to a

point; Thence leaving said river North 77°38' East, 708.0 feet to the beginning and containing an area of 3.36 acres more or less. Including but excluding the land conveyed to the United States of America, of record in Deed Book 2203, page 333, being known as tract R-1831-E, to be used in connection with the Cheatham Lock and Dam Project on the Cumberland River, also including but excluding one 20 foot permanent sewer easement, and known as Project No. 83-SC-116, Easement No. 1-1, Dedicated to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being a part of the property conveyed by Deed of H. H. Hughes et ux to B. J. Fox, now deceased, of record in Book 611, page 652, Register's Office for Davidson County, Tennessee, same being devised to Grantor, Richard Bernard Vaughan Fox by Will of Charlotte Fanning Fox, deceased, probated September 29, 1954, and of record in Will Book 67, page 370, Office of the Probate Clerk at Nashville, Tennessee.

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

Said property was devised to GRANTEE by the Will of Richard B. Fox of record in Will Book 170, page 720, Office of the Davidson County Probate Clerk. The estate obtained a survey and legal description of the property and executes this Quitclaim Deed to provide the beneficiary an accurate legal description of the property conveyed in said Will.

WITNESS its hand this 4 day of September 1991.

ESTATE OF RICHARD B. FOX

By: Lucy Fox Moore Co-Executor
LUCY FOX MOORE, Co-Executor

By: Judith Fox Barnes Co-Executor
JUDITH FOX BARNES, Co-Executor

STATE OF Tenn)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared LUCY FOX MOORE, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the ESTATE OF RICHARD B. FOX, and that she as such Co-Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Madison, Tennessee on this the 4th day of Sept, 1991.

Paula D. Morgan
Notary Public

My Commission Expires:

9/26/92

STATE OF Tenn)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared JUDITH FOX BARNES, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the ESTATE OF RICHARD B. FOX, the within named bargainor, and that she as such Co-Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Madison, Tennessee on this the 4th day of Sept, 1991.

Paula D Morgan
Notary Public

My Commission Expires:

9/26/92

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