BOOK 8537 PAGE 405

#85379 01/16/92 lr
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Dora Elizabeth Berry 4300 Esteswood Lane Nashville, Tennessee 37215	Same	Map 130-4 Parcel 19

WHEREAS, I, GEOFFREY BERRY, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, DORA ELIZABETH BERRY;

WHEREAS, I now desire to convey to DORA ELIZABETH BERRY all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, GEOFFREY BERRY, do hereby quitclaim and convey unto DORA ELIZABETH BERRY all of my right, title and interest in and to the following described tract of parcel of land hereinafter described as follows:

Being Lot. No. 12 on the Plan of Esteswood Estates, as of record in book 1835, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Esteswood Lane at the corner of lots Nos. 11 and 12; thence with the line between said two lots eastwardly 275 feet; thence north 2° 30' east 150 feet to the southerly margin of an unnamed street; thence with said street north 87° 30' west 200 feet to the beginning of a curve; thence around said curve with a radius of 75 feet in a southwesterly direction 117.8 feet to the easterly margin of Esteswood Lane; thence with same southwardly 75 feet to the beginning.

Being the same real property conveyed to James E. Freeman and wife, Nina Margaret S. Freeman by deed from M. H. Nabors and wife, Viola M. Nabors, dated January 10, 1959, filed January 13, 1959, and recorded in Book 2862, Page 191, said Register's Office. This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Esteswood Lane, 25-foot building setback line from unnamed street and conditions of owners certificate as shown on plan in book 1835, page 101, said Register's Office, and to restrictive covenant contained in an instrument of record in book 1049, page 546, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1090, page 98, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1850, page 17, said Register's Office.

Being the same property conveyed to Geoffrey Berry and wife, Dora Elizabeth Berry, by deed from James E. Freeman and wife, Nina Margaret Freeman, of record in Book 3824, page 594, Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21 day of JANUARY, 1992.

GEOFFREY BERRY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, GEOFFREY BERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of January, 1992.

Notary Public

My commission expires:
January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0700 01/29 0101 03CHECK 6.00

The actual consideration for this transfer is $-0-.

DORA ELIZABETH BERRY

SUBSCRIBED AND SWORN TO before me this 21 day of January, 1992.

Notary Public

My commission expires:
January 23, 1993

7.9966

IDENTIFICATION REFERENCE

JAN 29 10 44 AM '92

PEGGY L. WILSON REGISTER
DAVIDSON COUNTY, TN