THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL |
|---|---|---|
| Philip D. Rion | Same as New Owners | Map 25-12, Parcel 5 |
| 713 S. Dickerson Road | | Map 25-12, Parcel 6 |
| Goodlettsville, TN 37072 | | Map 25-12, Parcel 7 (part) |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between PHILIP D. RION and DANA I. RION, hereinafter referred to as the "GRANTORS", and PHILIP D. RION, hereinafter referred to as the "GRANTEE":

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PHILIP D. RION and DANA I. RION, in full accordance with T.C.A. §64-1-110 and with the intention that the estate by the entireties in the property previously held by us as tenants by the entireties, be dissolved, the GRANTORS, PHILIP D. RION and DANA I. RION, do hereby transfer, convey and quitclaim all of their right, title and interest in the property below described to PHILIP D. RION, with the full intent and purpose to vest the said PHILIP D. RION, with title thereto in fee simple, and by this conveyance the said PHILIP D. RION, his heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

> **TRACT I**: Being Lots Nos 5 and 6 on the Plan of the Subdivision of part of Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S. M. McMurray Engineering Co., July 1, 1940, as follows:
>
> Lot No. 5: Beginning on the westerly margin of the Dickerson Pike at a point 200 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 77° 40' West 890.3 feet, more or less, to a stake; thence South 18° 55' West 100 feet, to a stake at the corner of Lots Nos. 5 and 6; thence with the line between said two Lots, South 77° 40' East 889.3 feet, more or less, to a stake in the westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

Lot No. 6: Beginning on the Westerly margin of the Dickerson Pike, at a point 300 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two Lots North 77° 40' West 889.3 feet, more or less, to a stake; thence South 18° 55' West 100 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the line between said two Lots South 77° 40' West 888.3 feet, more or less, to a stake in the Westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Philip D. Rion and wife, Dana I. Rion, by Quitclaim Deed from William C. Rion, Jr. and wife, Shirley D. Rion, of record in Book 7005, page 213, Register's Office for Davidson County, Tennessee.

Tract 1 is subject to the following restrictions:

1. Said property shall be used for residence purposes only.

2. No residence shall be constructed on said property at less distance than 50 feet from the front margin of the lot, being the westerly margin of the Dickerson Road, and no residence shall be erected thereon to cost less than $2,500.00.

TRACT II: Being parts of Lots Nos. 7 and 8 on the unrecorded plan of the Lily Bell Farm, near Goodlettsville, and described as follows:

Beginning at a point in a wire fence, 464 feet west of the westerly margin of Dickerson Pike; thence along said fence north 77 degrees 40' west 418 feet to an original iron pin at a fence post; thence along another fence south 19 degrees west 200 feet to the northwest corner of the property conveyed to I. W. Carson and wife, by deed of record in Book 1404, page 7, Register's Office for said County; thence along Carson's north line, south 77 degrees 40' east 418 feet to a point which is 459.1 feet west of the west margin of Dickerson Pike; thence northerly 200 feet to the beginning.

BEING the same property conveyed to Philip D. Rion and wife, Dana I. Rion, by Quitclaim Deed from William C. Rion, Jr. and wife, Shirley D. Rion, of record in Book 7005, page 213, Register's Office for Davidson County, Tennessee.

The property description herein is the same property description contained in the previous deed.

The mailing address for the said property is 713 S. Dickerson Road, Goodlettsville, Tennessee 37072.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following property:

Being a portion of that tract of land conveyed to William C. Rion and wife, Ann Kroll Rion, in Book 1580, page 533, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated 12/20/85, as follows:

Beginning at an iron pin in an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, page 249, Register's Office for Davidson County, Tennessee; thence with the east line of Carpenter (Book 4214, page 555) N 25 degrees 34' 04" E 114.24' to an iron pin in said fence line; thence leaving the

line of Carpenter S 70 degrees 37' 52" E 251.09' to an iron pin; thence S 28 degrees 51' 38" W 64.12' to an iron pin; thence S 70 degrees 30' 12" E 170.59' to an iron pin in the west line of Crutchfield (Book 3768, page 235); thence with the line of Crutchfield S 25 degrees 33' 21" W 49.98' to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W. C. Rion (Book 4228, page 249); thence with Rion's north line N 70 degrees 40' 00" W 418.05' to the point of beginning containing .843 acres, more or less.

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

IN WITNESS WHEREOF, PHILIP D. RION and DANA I. RION, have hereunto set their hands on this the 8th day of June, 1992.

PHILIP D. RION

DANA I. RION

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP D. RION, 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 this the 9th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 9-7-93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA I. RION, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 9-16-95

26212 IDENTIF. REFERENCE

JUL 9 11 18 AM '92

ELIZ. KILLEBREW REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

Grantee

AFFIANT

Sworn to and subscribed before me this the 8th day of June, 1992.

Carole B. Wilson
NOTARY PUBLIC

My Commission Expires: 9-16-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4005 07/09 0101 03CHECK 16.00