Mail

THIS INSTRUMENT PREPARED BY:
JACK K. BYRD
ATTORNEY AT LAW
3818 CLEGHORN AVENUE
NASHVILLE, TN 37215

**QUITCLAIM DEED**

| New Owner/Address | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| The Hortense M. Downard Irrevocable Trust FBO Melinda Medlin<br>c/o 3818 Cleghorn Ave.<br>Nashville, TN 37215-2514 | SAME | Map 120, Parcel 49 |

IDENTIFICATION REFERENCE 7.8.35.3

DEC 31 9 29 AM '92

JAMES WILKINS REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is none.

AFFIANT

PHYLLIS NICHOLS NOTARY PUBLIC DAVIDSON CO., TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 23, 1996

6917 12/31 0101 03CHECK 16.00

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack K. Byrd and Hortense Medlin Downard, co-trustees of The Hortense M. Downard Marital Trust, Under the Will of James M. Medlin ("GRANTORS"), convey and quitclaim to

The Hortense Downard Irrevocable Trust
F/B/O Melinda Medlin U/A dated 12/30/92

("GRANTEE"), its heirs, successors and assigns, interest in certain real property in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

WITNESS my hand this 30th day of December, 1992.

The Hortense M. Downard Marital Trust
U/W of James M. Medlin

By: Jack K. Byrd Co-Trustee
JACK K. BYRD, Co-Trustee

By: Hortense L. Medlin Downard
HORTENSE MEDLIN DOWNARD, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack K. Byrd and Hortense Medlin Downard, co-trustees of the Hortense M. Downard Marital Trust U/W of James M. Medlin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 30 day of December, 1992.

PHYLLIS A. TOURNEUR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Phyllis A. Tourneur
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 23, 1996

**EXHIBIT A**
**TO THE QUITCLAIM DEED DATED DECEMBER 1992,**
Hortense Downard Marital Trust to the Hortense M. Downard Irrevocable Trust FBO Melinda Medlin
**PAGE ONE OF TWO**



Being a tract of land in Davidson County, Tennessee being described on the survey of Dixie Engineering Associates, dated August 17, 1971 and revised on January 3, 1972, Job No. 71-16, as follows:

TRACT NO. 1: Beginning at a point in the westerly margin of McGavock Pike, said point being 150.00 feet southwardly from the intersection of Murfreesboro Road, and being the southeasterly corner of the Humble Oil and Refining Company property, as conveyed to the latter by deed of record in Book 4052, page 448, Register's Office for said County; thence south 17° 25' west, 278.8 feet along the westerly margin of McGavock Pike to a point, said point being the point of curvature of a curve of 924.93 foot radius; thence with said curve to the right a distance of 33.00 feet to a point on the westerly margin of McGavock Pike; thence north 72° 35' west, 547.6 feet with a line to a point on the easterly right-of-way of the L & N Railroad spur to Avco; thence north 17° 58' east, 570.9 feet with the easterly margin of said railroad spur to a point on the southerly margin of Murfreesboro Road at a controlled access fence; thence with said fence and southerly margin of Murfreesboro Road around a curve to the left of 4093.07 foot radius, a distance of 372.92 feet to a concrete monument in the southerly margin of Murfreesboro Road; thence north 28° 59' east, 19.8 feet to a concrete monument, said monument being on the southerly margin of Murfreesboro Road; thence with the southerly margin of Murfreesboro Road; around a curve to the left of 4073.09 foot radius, a distance of 30.8 feet to an iron pin in the southerly margin of Murfreesboro Road; thence south 17° 24' west, 150.00 feet with a line to an iron pin; thence south 62° 02' east, 150.00 feet to an iron pin, the point of beginning containing 5.85 acres, more or less.

TRACT NO. 2: Beginning at a point in the westerly margin of McGavock Pike, said point being a total of 461.80 feet from the intersection with Murfreesboro Road, and said point also being 311.8 feet southwardly from the southeasterly corner of the Humble Oil and Refining Company property, as conveyed to the latter, by deed of record in book 4052, page 448, Register's Office for said County, and as measured along the said margin of McGavock Pike; thence around a curve to the right of 924.93 foot radius, a distance of 467.40 feet to a point on the westerly margin of McGavock Pike; thence south 48° 25' west, 43.18 feet with the westerly margin of McGavock Pike to a point, said point being the point of curvature of a curve to the left having a radius of 911.45 feet; thence with said curve of 911.45 foot radius, a distance of 164.11 feet, more or less, to a point on the westerly margin of McGavock Pike; thence north 87° 05' west 356.75 feet with a line to a point on the easterly margin of the L & N Railroad spur to Avco; thence northwardly with a curve to the left of 8874.5 foot radius, a distance of 562.72 feet to a point on the said easterly margin of the L & N Railroad spur; thence north 17° 58' east, 160.4 feet with said easterly margin to a point on the easterly margin of said railroad spur; thence south 72° 35' east, 547.6 feet with a line to a point on the westerly margin of McGavock Pike, said point being the point of beginning, containing 6.28 acres, more or less.

A portion of the subject property being part of the property conveyed to Forrest Life Insurance Company, by deed from Henry Hudson and wife, Ruth C. Hudson, of record in book 4242, page 410, Register's Office for Davidson County, Tennessee, but subject to the life estate of Kate Winfrey Fanning. The foregoing interest of Kate Winfrey Fanning was conveyed to Forest Life Insurance Company, by deed of record in book 4525, page 526, Register's Office for said County. The remaining portion of the subject property was conveyed to Forrest Life Insurance Company, by deed from James B. Lee and wife, Bettie Jennings Lee, of record in book 4423, page 304, said Register's Office. Forrest Life Insurance Company, a Tennessee Corporation, was thereafter merged into Republic National Life Insurance Company, a Texas Corporation, by articles of merger of record in book 4537, page 131, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A
TO THE QUITCLAIM DEED DATED DECEMBER 30, 1992,
Hortense M. Downard Marital Trust to the Hortense M. Downard Irrevocable Trust FBO Melinda Medlin


LESS THE PROPERTY DESCRIBED BELOW:

Being a tract of land in Davidson County, Tennessee, and described as Tract No. I on the survey of AA Engineers, Inc., dated March 20, 1984, Job No. 2307-84, as follows:

Beginning at a point in the westerly margin of McGavock Pike, said point being 150.00 feet southwardly from the intersection of Murfreesboro Road, and being the southeasterly corner of the Humble Oil and Refining Company, property, as conveyed to the latter by deed of record in Book 4052, page 448, Register's Office for said County; thence S 17° 25' W 278.30 feet along the westerly margin of McGavock Pike to an iron pin the point of beginning of a curve to the right having a radius of 924.93 feet and a length of 120.73 feet to an iron pin; thence N 72° 37' W 541.43 feet to an iron pin in the easterly right of way margin of the L & N Railroad spur to Avco; thence N 17° 58' E 658.23 feet with easterly margin of said railroad right of way to a point on the southerly margin of Murfreesboro Road at a controlled access fence; thence with said fence and southerly margin of Murfreesboro Road around a curve to the left of 4093.07 foot radius, a distance of 372.92 feet to a concrete monument in the southerly margin of Murfreesboro Road; thence N 28° 59' E 19.8 feet to a concrete monument said monument being on the southerly margin of Murfreesboro Road; thence with the southerly margin of Murfreesboro Road, around a curve to the left of 4073.09 foot radius, a distance of 30.8 feet to an iron pin in the southerly margin of Murfreesboro Road; thence S 17° 24' W 150.00 feet with a line to an iron pin; thence S 62° 02' E 150.00 feet to an iron pin, the point of beginning, containing 6.94 acres, more or less.

Being part of the same property conveyed to Estate of James M. Medlin, Jack K. Byrd and Hortense Medlin, Co-Executors, by quitclaim deed from Commercial Equities Corporation, of record in Book 6226, page 399, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Hortense M. Downard Marital Trust under the Will of James M. Medlin by quitclaim deed from The Estate of James M. Medlin; Jack K. Byrd and Hortense Medlin Downard, Co-Executors, of record in book 8824, page 74, Register's Office for Davidson County, Tennessee.

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