B+ 34

This instrument was prepared by Jack M. Rudolph, of the law firm of Fleming, Rudolph, Ross & Fendley, 107 North Third Street, P.O. Box 686, Clarksville, Tennessee 37041-0686.

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MAIL TAX STATEMENTS TO:

Same

OWNER AND ADDRESS:

RONALD KEITH FAIN
4514 Shiloh-Canaan Road
Palmyra, Tennessee 37142

HELEN FRANCES (GULLEDGE) FAIN

TO: QUIT-CLAIM DEED

RONALD KEITH FAIN

IDENTIFICATION REFERENCE

FEB 26 10 45 AM '93

DAVIDSON COUNTY, TN

95669

Pursuant to Property Settlement Agreement and Divorce Decree entered in the Chancery Court for the State of Tennessee at Clarksville, Montgomery County, in the matter of Helen Frances (Gulledge) Fain, Docket No. 92-70-122, **Helen Frances (Gulledge) Fain**, hereafter called the **"Grantor"**, this day transfers by quit-claim unto **Ronald Keith Fain**, hereafter called the **"Grantee"**, all of the **Grantor's** right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 8 and part of Lot No. 10 on the Plan of the Subdivision of Jerry Bowen Land, as recorded in Plan Book 2, Page 134, Chancery Court for Davidson County, Tennessee, and described according to a survey by John D. McCormick, described as follows, to wit:

BEGINNING at an iron pin in the southerly margin of Benson Road, said point being the northwest corner of the property conveyed to Houston L. Jordan, by deed of record in Book 5739, page 113, Register's Office for Davidson County, Tennessee, and the northeast corner of the herein described property; thence South 1 deg. 51 feet west 150.0 feet to an iron pin; thence South 87 deg. 12 feet east 80.0 feet to an iron pin located in the westerly boundary line of the Carl N. Gessler property described in deed of record in Book 5512, page 480, Register's Office for Davidson County, Tennessee; thence along the westerly margin of the Gessler property, South 1 deg. 51 feet west 189.0 feet to an iron pin, said point being the southeast corner of the herein described property and the boundary line of the property belonging to Stephen P. Sander, Trustee, as described in the deed from Donelson Shopping Center Corp. of record in Book 5468, page 688 through 700, Register's Office for Davidson County, Tennessee, shown on said Plat as Shopping Center Property; thence with the common boundary line North 86 deg. 59 feet west 169.35 feet to an iron pin; thence North 2 deg. 35 feet east 158.5 feet to a point, said point being the southeast corner of the Wilson B. McCord

property described in Deed Book 2875, page 623, Register's Office for Davidson County, Tennessee; thence with the McCord easterly boundary line North 7 deg. 29 feet east 180.4 feet to an iron pin in the southerly margin of Benson Road; thence along the southerly margin of Benson Road South 87 deg. 16 feet east 72.3 feet to the point of beginning, containing 1.01 acres, more or less.

This is the same property described by Deed of Record in Book 6876, Page 517, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is _____.

IN WITNESS WHEREOF, the **Grantor** has hereunto affixed the **Grantor's** signature on this the 2nd day of October, 1992.

GRANTOR:

Helen Frances Gulledge Fain

HELEN FRANCES (GULLEDGE) FAIN

[illegible] 03 Jan 0111 000-BOX 8.0

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STATE OF South Carolina

COUNTY OF Oconee

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **HELEN FRANCES (GULLEDGE) FAIN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 1992.

Deborah H. Kennedy

NOTARY PUBLIC

NOTARY PUBLIC SOUTH CAROLINA SEAL

My Commission Expires: 9/6/93