THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C
GOODLETTSVILLE, TN 37072

Bay 53

QUITCLAIM DEED

BOOK 8991 PAGE 425

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN DELFFS 2507 MIAMI AVENUE NASHVILLE, TN 37214	SAME	MAP 62-1 PARCELS 1 AND 38

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, AARON ADAMS, UNMARRIED, AND CAROLYN DELFFS, UNMARRIED, do hereby quitclaim and convey unto CAROLYN DELFFS, UNMARRIED, her heirs and assigns, all of their right, title and interest in and to the following described real estate in Davidson County, Tennessee, described as follows:

Refer to Exhibit "A" for a complete legal description which is attached hereto.
Being the same property conveyed to Aaron Adams and Carolyn Delffs by Quitclaim Deed of record in Book 8410, page 496, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 20 day of December, 1991.

33714
IDENTIF. ▲ REFERENCE
93 JUN 23 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Aaron Adams
AARON ADAMS

Carolyn Delffs
CAROLYN DELFFS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

1253 06/23 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON ADAMS AND CAROLYN DELFFS, the within named bargainors, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this the 20 day of December, 1991.

NOTARY PUBLIC

My commission expires: 5-20-92

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is NONE.

Carolyn Delffs
AFFIANT

Subscribed and sworn to before me this
20 day of December, 1991.

NOTARY PUBLIC

My commission expires: 5-20-92

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 2 on the Plan of M. C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 215, more or less, to the low water mark of the Cumberland River, as of record in Book 2244, page 117, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is an easement more particularly described as follows: In accordance with a survey of Base Line Engineering, the point of beginning is the common point between Parcels 62-1-1 and 52-13-38 and the common point of the respective parts of Lot No. 2 that the parties own on Miami Avenue; thence with said common lines, S 86° 20' 45" E, 80 feet to a point; thence N 0° 37' 45" W, 7 feet to a point; thence N 87° 55' 79.8 feet to a point in the easterly margin of Miami Avenue; thence along Miami Avenue 15 feet to a point; being the point of beginning. Said easement is given for driveway purposes and to cover the encroachment of a carport that extends on to the Claxton property.

TRACT TWO:

Land in Davidson County, Tennessee, being the northerly twenty five (25) feet of Lot No. 1 on the plan of M. C. McCauley's Subdivision of part of Lot 7 of the Robert Young Farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7005, page 929, Register's Office for Davidson County, Tennessee; thence with said boundary line South 88 deg. 22' 15" West 151.5 feet to a point; thence with a line running with the Cumberland River, South 2 deg. 10' 20" East 25 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to an iron pin; thence with the west margin of Miami Avenue, North 0 deg. 37' 45" West 25 feet to an iron pin, which is the point of beginning.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of M. C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by John J. O'Conner, Surveyor License No. 458, dated March 17, 1988, as follows:

BEGINNING at a railroad spike in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7414, page 413, Register's Office for Davidson County, Tennessee; thence, with the west margin of Miami Avenue, South 0° 37' 45" East 19.65 feet to an iron pin; thence leaving the west margin of Miami Avenue, North 88° 22' 15" West 150.83 feet to a point; thence with a line running with the Cumberland River North 2° 10' 20" West 19.65 feet to a point; thence North 88° 22' 15" East 150.83 feet to the point of beginning.

This conveyance is made SUBJECT to an easement for driveway, described as follows: BEGINNING at a point 5 feet north of the southeast corner of the herein described tract in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0° 37' 45" East 5 feet to an iron pin; thence North 88° 22' 15" West 37.28 feet to an iron pin; tehnce 37.70 feet to the point of beginning. Said easement is retained for driveway purposes and to cover the encroachment of a driveway that extends onto the aforesaid tract.

TRACT IV:

Being the southerly 25 feet of the northerly 50 feet of Lot No. 2 on the Plan of the Subdivision of M. C. McCauley, known as Wooddale Grove, of record in Book 547, page 123, Register's Office for said County.

Said part of Lot No. 2 fronts 25 feet on the westerly side of an unnamed roadway (now Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the low water mark of the Cumberland River.