This Instrument Prepared Without Title Search,
From Information Provided By the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 N. Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
Roy Parker and wife, Virginia A. Parker
171 Riverchase Drive
Hendersonville, Tennessee 37075

SEND TAX BILLS:
New Owners

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 119-5
Parcel 35 (Tract 3)
Parcel 36 (Tract 4)
Parcel 37 (Tract 2)
Parcel 38 (Tract 1)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Peravali Raja Brijendra Prasad and wife, Peravali Emelia Prasad**, hereinafter called the Grantors, have bargained and sold, and by these presents do quitclaim and convey unto **Roy Parker and wife, Virginia A. Parker**, hereinafter called the Grantees, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 1:

Land in Davidson County, Tennessee, being part of the Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron pipe lying on the easterly margin of Nolensville Pike, said point further described as being the southwest corner of the Mid-South Investment Company property, as of record in Book 4087, page 420, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the southerly line of the said Mid-South Investment Company property north 65 degrees 37 minutes 02 seconds east a distance of 80.2 feet, more or less, to a point; thence south 89 degrees 02 minutes 13 seconds east a distance of 113.12 feet to an existing iron pipe; thence leaving the southerly line of the said Mid-South Investment Company property and running with the southerly line of the James W. Binkley property as of record in Book 4064, page 796 and the Notgrass property as of record in Book 1880, page 549, Register's Office of Davidson County, Tennessee, south 87 degrees 30 minutes east a distance of 121.65 feet to the northwest corner of the Walter Harwood property as of record in Book 2699, page 238,

Register's Office of Davidson County, Tennessee; thence running with the westerly line of the said Harwood property, south 2 degrees 30 minutes west a distance of 116.5 feet to the northeast corner of the Haury and Smith Contractors, Inc., property, as of record in Book 3132, page 219, Register's Office of Davidson County, Tennessee; thence running with the northerly line of the Haury and Smith Contractors, Inc. property and the northerly line James W. Binkley property as of record in Book 4064, page 796, Register's Office of Davidson County, Tennessee, north 87 degrees 30 minutes west a distance of 86.2 feet to a point; thence south 34 degrees 35 minutes 22 seconds west a distance of 31.15 feet to a point; thence leaving the aforementioned northerly lines of Haury and Smith Contractors, Inc., and Binkley, south 86 degrees 08 minutes 43 seconds west a distance of 143.85 feet to a point on the easterly margin of Nolensville Pike; thence running with the said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds west a distance of 133.99 feet to the point of beginning, containing 0.87 more or less, acres.

Tract No. 2:

Land in Davidson County being part of Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, Register's Office for said County, and more particularly described as follows:

Beginning at a point lying on the northerly margin of Elberta Street, said point further described as being the southwest corner of the Haury and Smith Contractors, Inc., property, as of record in Book 3132, page 219, Register's Office of Davidson County, Tennessee; thence running with the said northerly margin of Elberta Street, north 87 degrees 30 minutes west a distance of 139.43 feet to the beginning of a curve; thence around said curve, having a radius of 18 feet, to the right of a distance of 19.83 feet to a point lying on the easterly margin of Nolensville Pike; thence running with said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds west a distance of 88.94 feet to a point; thence leaving said margin of Nolensville Pike, north 86 degrees 08 minutes 43 seconds east a distance of 143.85 feet to a point; thence north 34 degrees 35 minutes 22 seconds east a distance of 31.15 feet to a point; thence south 87 degrees 30 minutes east a distance of 36.2 feet to the northwest corner of the said Haury and Smith Contractors, Inc., property; thence running with the westerly line of the said Haury and Smith Contractors, Inc., property, south 2 degrees 30 minutes west a distance of 131.5 feet to the point of beginning, containing 0.43 more or less, acres.

Tract No. 3:

Land in Davidson County, Tennessee, being part of Block No. 31 on the Map of the Cumberland Nurseries Subdivision, as of record in Book No. 161, page 112, Register's Office for said County, described as follows:

Beginning on the northerly side of Elberta Street 150 feet westerly from the southeast corner of said Block No. 31, being Mrs. Lamson Phillip Caldwells's southwest corner; thence with the northerly margin of said street westerly 50 feet; thence northerly parallel with the east line of said Block 248 feet to what was formerly J. Newson's south line; thence with said line

easterly 50 feet to the said Caldwells' northwest corner; thence with her west line southerly 248 feet to the beginning.

Tract No. 4:

Land in Davidson County, Tennessee, part of Block 31 on the Plan of Cumberland Nurseries, as of record in Book No. 161, page 166, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Elberta Street at a point 154 feet east of the northeast intersection of said street and right of way line of the Nashville Railway and Light Company, now abandoned, being the southeast corner of a part of said block conveyed to T. M. Dent, by deed of record in Book 522, page 481, Register's Office; thence with the northerly margin of Elberta Street, eastwardly 50 feet to a point 200 feet west of the southeast corner of original Lot No. 31; thence northwardly 131.5 feet; thence westwardly 50 feet; thence southwardly 131.5 feet to the beginning.

Being the same property conveyed to Peravali Raja Brijendra Prasad and wife, Peravali Emelia Prasad by deed dated January 6, 1992, from Roy Parker and wife, Virginia A. Parker, as of record in Deed Book 8531, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as 2418 Nolensville Road, Nashville, Tennessee 37211 (Tracts No. 1 and 2); and 324 Elberta Street (Tracts No. 3 and 4), Nashville, Tennessee 37211.

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

This instrument was prepared without title search, none having been requested, from documents and information provided by the parties.

Witness our hands this the 16th day of ~~February~~ March, 1994.

Peravali Raja Brijendra Prasad

Peravali Emelia Prasad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peravali Raja Brijendra Prasad and wife, Peravali Emelia Prasad, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 16 day of February, 1994.

NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES MAY 24, 1997

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $10 TEN —.

Virginia D Parker
AFFIANT

Subscribed and sworn to before me this 21 day of ~~February~~ March, 1994.

Rose Wells
NOTARY PUBLIC
My Commission Expires: _____

ROSE WA[illegible] NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES MAY 24, 1997

29787
IDENTIF. A REFERENCE

94 MAR 21 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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