QUITCLAIM DEED

[This instrument prepared by:
[Harold E. Collins, Atty., 4800 Charlotte Ave., Nashville, TN 37209
[(Upon information provided by Grantor(s) and Grantee(s)

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Lenee McPherson Greer	Same	Map 141
534 River Rouge Dr.		P/O Parc. 98
Nashville, TN 37209		

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, **Patricia N. McPherson**, hereinafter referred to as Grantor, by these presents do hereby quitclaim and convey unto **Lenee McPherson Greer**, hereinafter referred to as Grantee, her successors and assigns, all my right, title and interest in and to the following described tract of land:

BEING a tract of land shown on property Map 141, Assessor's Office, bounded in general by River Bend Subdivision on the south, a 27 acre Patricia N. McPherson tract on the west, a 6.06 acre Patricia N. McPherson tract on the north, and W. J. Newsom on the east, and lying off the northeast terminus of River Bend Way, more particularly described as follows:

COMMENCING at an existing concrete monument in W. J. Newsom's south line (Ref. Will Book 58, Page 317, County Clerk's Office, Davidson County), said monument being located at the northwest terminus of River Bend Road, said monument being the northeast corner of Lot 40 of River Bend Subdivision (Ref. Plat Book 6900, Pages 504 and 505, R.O.D.C.); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, north 86 deg. 14 min. 08 sec. west 200.04 ft. to an iron pin set, said pin being the true point of beginning for the hereindescribed tract;

THENCE leaving this true point of beginning and continuing with the north line of Lot 40, a detention area, and Lots 50 through 56 of the River Bend Subdivision, for the following 6 calls: north 86 deg. 14 min. 08 sec. west 30.17 ft. to an existing iron pin; north 86 deg. 04 min. 20 sec. west 306.93 ft. to an existing concrete monument; north 86 deg. 19 min. 39 sec. west 13.11 ft. to an existing iron pin; north 85 deg. 12 min. 19 sec. west 92.97 ft. to an existing iron pin; north 85 deg. 11 min. 16 sec. west 92.83 ft. to an existing iron pin; and north 85 deg. 06 min. 17 sec. west 175.63 ft. to an iron pin set in the north line of Lot 56; thence leaving the subdivision and with a new line, eventually running generally with a fence, north 04 deg. 53 min. 21 sec. east 316.06 ft. to an iron pin set; thence leaving the fence, north 88 deg. 34 min. 29 sec. east 581.21 ft. to an iron pin set on the east side of a drain in Newsom's west line; thence with Newsom's west line, running on the east side of the drain, south 01 deg. 22 min. 29 sec. east 172.15 ft to an existing iron stake, and south 24 deg. 42 min. 59 sec. east 233.01 ft. to the true point of beginning, containing 5.00 acres, more or less, and being part of Deed Book 8607, Page 604, Register's Office, according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Rd., Franklin, Tennessee 37064.

INCLUDED with the above-described tract is a 50 ft. ingress-egress and utility easement which runs from the terminus of River Bend Way, along the south line of the adjoining 27 acre Patricia N. McPherson property, to the southwest corner of this 5 acre tract, which is more particularly described as follows:

BEGINNING at an existing concrete monument in the south line of a 27 acre Patricia N. McPherson tract, said monument being located at the northwest terminus of River Bend Way, and said monument being the northeast corner of Lot 1 of the River Bend Subdivision; thence leaving Lot 1 and the road, north 45 deg. 04 min. 00 sec. east 66.69 ft. to a point; thence south 85 deg. 06 min. 17 sec. east 562.01 ft. to a point in the west line of the above-described 5 acre tract; thence with the west line of said 5 acre tract, south 04 deg. 53 min. 21 sec. west 50.00 ft. to an iron pin in the north line of Lot 56 of the River Bend Subdivision, said pin being the southwest corner of this 5 acre tract;

THENCE with the north line of lots 56 through 62 of said subdivision for the following 4 calls: north 85 deg. 06 min. 17 sec. west 288.88 ft. to an iron pin; north 85 deg. 08 min. 24 sec. west 36.64 ft. to an iron pin; north 85 deg. 16 min. 56 sec. west 56.52 ft. to an iron pin; and north 85 deg. 16 min 41 sec. west 157.74 ft. to an iron pin at the northeast terminus of River Bend Way; thence crossing the end of River Bend Way, north 85 deg. 21 min. 18 sec. west 65.27 ft. to the point of beginning.

THE above tract is subject to a 50 ft. ingress-egress and utility easement which runs along its entire west line, and serves the 6.06 acre Patricia N. McPherson tract lying to the north.

THE above-described tract is subject to a Nashville Electric Service electric easement of unknown width, running along the northwest side of the property.

AND the above-described tract is subject to all other easements, restrictions and covenants of record, and to the findings of a title report.

BEING part of the same property conveyed to Patricia N. McPherson by deed from W. J. Newsom recorded in Book 8607, Page 604, Register's Office for Davidson County, Tennessee.

The above description is not the same as in the previous deed of record as said original tract has been subdivided and this being a portion thereof.

Joseph D. McPherson, husband of Patricia N. McPherson, joins in this conveyance for the express purpose of consenting hereto and conveying any and all right, title and interest he has in and to the above described property by virtue of their marriage.

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

Witness our hands this 8th day of April, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia N. McPherson
PATRICIA N. McPHERSON - Grantor

Joseph D McPherson
JOSEPH D. McPHERSON - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia N. McPherson and Joseph D. McPherson**, the within named 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 8TH day of April, 1994.

Harold E Collins
NOTARY PUBLIC

HAROLD E COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

2200 04/11 0101 03CHECK 12.00

[STATE OF TENNESSEE The consideration or value whichever is
[COUNTY OF DAVIDSON greater, for this transfer is $ NONE
[
[Subscribed and sworn to before me Patricia N. McPherson
[this 8TH day of April, 1994. Affiant
[
[Harold E Collins
[Notary Public
[My commission expires: 11-22-97

HAROLD E COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

37367
IDENTIF. & REFERENCE

94 APR 11 AM 9:50
FELIX E. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP