Map-Parcel Numbers
123-74 and
123-79
4D-200992
4D-20991

QUITCLAIM DEED

FROM: THOMAS M. RITCHEY

TO: LORA J. RITCHEY

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

LORA J. RITCHEY
1865 Bakers Grove Road
Hermitage, TN 37076

SEND TAX BILLS TO:

Same

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

LORA J. RITCHEY

Sworn to and subscribed before me this 29 day of June, 1994.

Rose Palermo
NOTARY PUBLIC

My Comm. Expires: 3-22-97

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 93D-3434, THOMAS M. RITCHEY has bargained and sold and by these presents does transfer and quitclaim to LORA J. RITCHEY, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:

Beginning on the southerly margin of Baker's Grove Road, said point being the northeast corner of the J.S. Wright property; thence with said Wright's eastern boundary line, South 03 degrees 49' West 614.1 feet to said Wright's southeast margin; thence with Wright's southern boundary line North 87 degrees 29' West 827.5 feet; thence South 2 degrees 21' West 791.4 feet; thence South 87 degrees 16' East 821.8 feet; thence North 3 degrees 53' East 327.6 feet; thence South 83 degrees 08' East 269.7 feet; thence North 12 degrees 23' East 449 feet; thence North 5 degrees 56' East 106.3 feet; thence North 79 degrees 50' West 203.1 feet; thence North 4 degrees 08' East 315.9 feet; thence North 25 degrees 34' East 176.4 feet to the southerly margin of Baker's Grove Road; thence with the same northwesterly 255.95 feet to the beginning, containing 21 acres, more or less.

Included in the above description is a 3.24 acre tract of land described as follows:

Land lying and being in the Fourth (4th) Civil District of Davidson County, Tennessee, and partly described according to an unrecorded survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:

Beginning at a point in the southern boundary line of Wright's, said point being the northwest corner of the property conveyed to Bartholomew F. McCarthy and wife, Jane G. McCarthy, by deed from James Edward Eakes and wife, Cliffordean Eakes, of record in Book 4238, page 773, Register's Office for Davidson County, Tennessee; thence South 2 degrees 21' West 215.5 feet to a point; thence South 87 degrees 43' East 676.5 feet to a point; thence North 8 degrees 05' West 215.0 feet to a point in Wright's southern boundary line; thence North 87 degrees 29' West 637.5 feet to the point of beginning, and containing 3.24 acres, more or less.

Together with a 50 foot strip of land which shall be used as a right-of-way for the above described property. The said 50 foot strip of land lies immediately east of the westerly boundary line and immediately south of the northerly boundary line where said boundary line leads from said property along the southerly boundary line of J. S. Wright. The said northerly boundary line being 190.5 feet in length and the westerly boundary line which leads to Baker's Grove Road being 614.1 feet in length.

The purposes of this right-of-way easement is to give access to the owner of the 3.24 acre parcel to Baker's Grove Road.

Being the same property conveyed to Thomas M. Ritchey and wife, Lora J. Ritchey, and Lora B. Martin, by deed from Stephen K. Felts and wife, Susan S. Felts, of record in Book 6731, Page 269, Register's Office for Davidson County, Tennessee.

This is improved property known as 1865 Bakers Grove Road, Hermitage, Davidson County, Tennessee 37076.

WITNESS my hand this 22 day of June, 1994.

THOMAS M. RITCHEY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named THOMAS M. RITCHEY, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 22 day of June, 1994.

Rose Palermo
NOTARY PUBLIC

My Comm. Expires: 3-22-97