BK 74

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney at Law
51 Century Blvd., Suite 110
Nashville, Tn. 37214

BOOK 9394 PAGE 92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ — 0 —.

Lucile B Van Voorhees
Affiant

Subscribed and sworn before me this 24th day of June 1994.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

NAME OF NEW OWNER(S) AND SEND TAX BILLS TO:
Lucile B. Van Voorhees
and Edward B. Van Voorhees
250 Concord Park West
Nashville, Tn. 37205

Map & Parcel:
Part of 116-3-16 and 137

QUITCLAIM DEED

FOR AND IN CONSIDERATION FOR THE SUM OF TEN ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, William E. Higgins and wife, Janice M. Higgins, do hereby transfer, quitclaim and convey unto Lucile B. Van Voorhees and Edward B. Van Voorhees, husband and wife, all right, title and interest that they may possess in the following described real property, to-wit:

Being a tract of land located in the Seventh Civil District of Davidson County, Tennessee, located generally 500 feet Southwest of Woodmont Boulevard adjacent to the South line of Sugartree Subdivision, and more particularly described as follows:

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, RODC, and Sugartree, Phase II, Book 4955, Page 84, RODC, said point being the North corner of the tract herein described;

Thence, with the line of Sugartree, S. 42 deg. 30′ E., 150.00 feet to a point; Thence leaving Sugartree, N. 83 deg. 55′ 46" W., 59.97 feet to a point; Thence N. 54 deg. 00′ 16" W., 99.48 feet to a point; Thence N. 40 deg. 16′ E., 60.00 feet to the point of beginning, Containing (5952 sq. ft.) 0.14 acres more or less.

Being the same property conveyed to William E. Higgins and wife, Janice M. Higgins by Quitclaim Deed from Thomas C. Scott, Trustee, of record in Book 5794, Page 184, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a perpetual right of ingress and egrees across the land described and for the purpose of maintaining the channel of Sugartree Creek and being described, in Book 5794, Page 184, as follows:

Beginning at a point in Higgins new line, South 39.94 feet from the Southwest corner of said Sugartree Subdivision; Thence S. 54 deg. 00′ 16" E., 132.74 feet to a point; Thence N. 83 deg. 55′ 46" W., 40.09 feet to a point; Thence N. 54 deg 00′ 16" W. 99. 48 feet to a point; Thence S. 40 deg. 16′ E., 20.06 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Also granted in this convyance is a perpetual easement to said Lucile B. Van Voorhees and Edward B. Van Voorhees husband and wife, for their use and enjoyment over the land described as follows provided no improvements except a fence may be built on said land:

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, RODC and Sugartree, Phase II, Book 4955, Page 84, and amended in Book 4274, Page 562 RODC, Thence S. 40 deg. 16' W., 60.00 feet to a point; Thence N. 49 deg. 44' W., 5.00 feet to a point; Thence, N. 40 deg. 16' E., 189.05 feet to a point; Thence S. 49 deg. 44' E 5.00 feet to a point in the North corner of Parcel 205, Sugartree, Phase II; Thence with the West line of said parcel S. 40 deg. 16' W., 129.05 feet to the point of beginning; Containing (945 sq. ft.) 0.02 acres mor or less.

Being the same property conveyed to William E. Higgins and wife, Janice M. Higgins by Quitclaim Deed of record in Book 4794, Page 184, said Register's Office.

IN WITNESS WHEREOF, I have hereto set my hand this 29th day of June, 1994.

William E. Higgins

Janice M. Higgins

STATE OF TENNESSEE

2196 06/30 0101 03CHECK 8.00

COUNTY OF DAVIDSON

On this 29th day of June, 1994, before me personally appeared William E. Higgins and wife, Janice M. Higgins, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

94 JUN 30 PM 3:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

66643
...ENTIAL ASSISTANCE