80198

IDENTIF. & REFERENCE

PICK-UP

94 AUG 10 PM 3:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9433 PAGE 911

THIS INSTRUMENT PREPARED BY:
SULLIVAN F. MARSDEN
WESTLAKE & MARSDEN, P.C.
Third National Financial Ctr.
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

QUITCLAIM DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
MORGAN HURT LIMITED PARTNERSHIP c/o Mr. John M. Hurt, III 3315 Gwynn Road Lebanon, TN 37087	Same	Map 43, Parcel 21

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is none.

Phyllis B Hurt
AFFIANT

NOTARY PUBLIC

My Commission Expires: 8/28/94

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, PHYLLIS B. HURT, a widow ("Grantor"), hereby convey and quitclaim to the MORGAN HURT LIMITED PARTNERSHIP ("Grantee"), its successors and assigns, a five and 32/100 percent (5.32%) undivided property interest in certain real property described in the attached **Exhibit A.**

WITNESS my hand this 2nd day of August, 1994.

Phyllis B Hurt
PHYLLIS B. HURT, a Widow

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS B. HURT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee this 2nd day of August, 1994.

Nancy L Allen
NOTARY PUBLIC

My Commission Expires: 8/28/94

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EXHIBIT A

Description of Property

A tract of land in the 4th Civil District of Davidson County, being Tract No. 1 on the Leonard L. Clark's Plan near Old Hickory, Tennessee, described according to a survey made by S.M. McMurray, November 16, 1948.

Tract No. 1 is described as follows:

Beginning on the northwesterly margin of Old Hickory Boulevard at the low water mark of Cumberland River where bridge crosses said river on Old Hickory Boulevard; thence north 46° 10' east 135 feet, more or less, to an iron pin; thence north 46° 10' east 1600.4 feet, more or less; thence south 43° 50' east 15 feet, more or less; thence north 46° 10' east 724.6 feet to an iron pin; thence north 38° west 1513.2 feet, more or less, to an iron pin; thence north 49° 30' east 743.5 feet to an iron pin in the westerly margin of a road, being the first road on left from bridge over Cumberland River; thence north 47° 47' west 345.6 feet, more or less, to an iron pin; thence south 52° west 683.1 feet, more or less, to an iron pin; thence north 38° west 446.5 feet, more or less, to an iron pin; thence north 52° east 597.8 feet, more or less, to an iron pin in the westerly margin of a road; thence with the westerly margin of said road north 47° 47' west 210.6 feet, more or less, to an iron pin at the southeast corner of tract No. 8 in said plan; thence with the south line of said tract 8 and continuing south 42° 45' west 3179 feet, more or less, to an iron pin; thence south 42° 45' west 150 feet, more or less, to low water mark of Cumberland River; thence with low water mark of said River south 32° east 487.6 feet; thence south 47° east 1000 feet, more or less; thence south 47° 10' east 874.8 feet, more or less, to the point of beginning, containing 153.7 acres, more or less.

Being part of the same property conveyed by Warranty Deed from Leonard L. Clark and wife, Jessie Peterman Clark, to J. Morgan Hurt and wife, Ruth Wilson Hurt, of record in Book 1675, Page 49, R.O.D.C.

INCLUDED IN TRACT 1 ABOVE, BUT EXCLUDED FROM THIS CONVEYANCE, BY REASON OF HAVING BEEN PREVIOUSLY CONVEYED BY THE GRANTOR ARE:

I. A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Ray Cole, dated November 22, 1983, as follows:

Beginning at an iron pin in the southwesterly margin of Scenic View Drive; thence, South 46 deg. 24' West, 596.85 feet to an iron pin; thence, North 55 deg. 14' West, 217.95 feet to a point; thence, North 46

deg. 43' East, 637.61 feet to an iron pin in the southwesterly margin of Scenic View Drive; thence, South 44 deg. 28' East, 210 feet to the point of beginning, being 3 acres, more or less.

Being the same property conveyed to Jimmy D. Turbyfill by deed from Ruth Wilson Hurt, a widow, by deed dated 2/2/84 Book 6226, page 773, Register's Office of Davidson County, Tennessee.

II. A tract of land lying entirely below the 400.6 feet contour line above mean sea level, situate on the left descending bank of the Cumberland River, in the 4th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point where the 400.6 foot contour line crosses the dividing line between the lands now or formerly of Frank B. Carter et ux and the lands of the subject owner, said point being South 42° 45' West 3,299 feet, more or less, from the most northeasterly corner of the lands of the subject owner; thence, leaving said Carter line, severing the lands of the subject owner, and following the 400.6 foot contour line as it meanders generally as follows: South 37° 00' East 350 feet, South 43° 30' East 550 feet, and South 49° 30' East 1,460 feet to a point in the right of way line of Old Hickory Boulevard; thence, leaving said contour line and along said right of way line, South 46° 00' West 30 feet to a point in the ordinary high water line of the Cumberland River; thence, northwesterly and upstream, following the meanderings of said water line, a distance of 2,362.8 feet, more or less, to a point in the line of the lands of said Carter; thence, leaving said water line and along said Carter line, North 42° 45' East 30 feet to the point of beginning, containing one and sixty-one hundredths (1.61) acres, more or less.

Being the same land conveyed to the United States of America by Warranty Deed of Flowage Easement from J. Morgan Hurt and wife, Ruth Wilson Hurt, dated March 18, 1954, and recorded in Deed Book 2271, Page 571, in the Register's Office of Davidson County, Tennessee.

III. Two tracts of land denominated as Parcel No. 1 and Parcel No. 2 and described below:

PARCEL NO. 1: Beginning at a point in the northwesterly margin of the existing right of way of Old Hickory Boulevard, and point being 450 feet, more or less, northeasterly from the low water mark of the left bank of the Cumberland River; thence at right angles to said right of way northwestwardly 160 feet to a point; thence north 51 degrees 2 minutes east 850.9 feet to a point which is 120 feet northwest of the said existing right of way; thence north 75 degrees 37 minutes east 261.8 feet to a point in the said existing right of way; thence with said existing right of way south 48 degrees 20 minutes 21 seconds west 1082.6 feet to the point of beginning.

PARCEL NO. 2: Beginning at a point in the existing right of way of Old Hickory Boulevard said point being at right angles to and northwesterly of centerline station 141 + 18 more or less of said Old Hickory Boulevard; thence northwestwardly 88 feet to the beginning of a curved line to the left which has a radius of 95 feet and is at all points 45 feet southwesterly from the centerline of a proposed paved driveway; thence with said curved line northwestwardly 68 feet, more or less, to a point; thence at right angles to the tangent of the curve northwardly 90 feet to a point on a curved line to the right which is at all points 45 feet northerly from said centerline; thence with said curved line southeastwardly 132 feet, more or less, to the end of said curved line; thence southeastwardly 101 feet to a point in the existing right of way of the Old Hickory Boulevard; thence with said right of way south 48 degrees 20 minutes 21 seconds west 65 feet, more or less, to a point; thence northwestwardly 13 feet to a point; thence south 48 degrees 20 minutes 21 seconds west 25 feet to the point of beginning.

Parcels 1 and 2 together contain a total of 3.47 acres, more or less, and are part of the same property conveyed to the State of Tennessee by J. Morgan Hurt and wife, Ruth Wilson Hurt pursuant to the terms of a Final Judgment by the Sixth Circuit Court of Davidson County, Tennessee, rendered in the case of *State of Tennessee, et al. vs. J. Morgan Hurt, et al.* on December 16, 1970, and of record in Book 4468, page 23, Register's Office, Davidson County.

The 5.32% interest here quitclaimed was conveyed to John M. Hurt, Jr. and wife, Phyllis B. Hurt by two quitclaim deeds from Ruth W. Hurt dated and recorded with the Register's Office for Davidson County as follows:

% Interest	Date	Book	Page
2.66%	December 31, 1992	8829	472
2.66%	January 13, 1993	8840	77

These quitclaim deeds were corrected by a Deed of Correction by Ruth W. Hurt dated July 20, 1994 and recorded in Book 9433 Page 915, R.O.D.C.

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