0304011 08/15/94 gh
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Alda Rae McAdams 6205 Hillsboro Road Nashville, Tenn. 37215	Same	Map 144 Parcel 70

WHEREAS, I, ROBERT S. MCADAMS, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Alda Rae McAdams, a/k/a Alda Rae G. McAdams;

WHEREAS, I now desire to convey to my spouse, ALDA RAE MCADAMS, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Robert S. McAdams, do hereby quitclaim and convey unto my spouse, Alda Rae McAdams, all of my right, title and interest in and to the following described tract or parcel of land hereinafter described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described with reference to a boundary survey by Turner Engineering Co., Inc., dated October 6, 1975, and with reference to recorded subdivision plats and instruments of conveyance hereinafter mentioned, as follows:

Beginning at an iron pin set in concrete, said pin being at the easternmost corner of Lot 20 on the plan of Chickering Estates, Section 1, of record in Book 2663, page 87; thence with the boundaries of said Chickering Estates, Section 1, North 12° 59′ 30" West a distance of 382.7 feet to another iron pin set in concrete and North 87° 53′ 30" East a distance of 35.8 feet to a concrete monument, and South 81° 06′ 30" East a distance of 35.0 feet to a concrete monument at the southwest corner of Lot 17 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146; thence with the south line of said Lot 17, South 82° 48′ 30" East a distance of 485.45 feet to an iron pin at the southwest corner of Lot 16 on said plan of Chickering Estates, Section 3; thence with the south line of said Lot 16 and said line extended, South 82° 48′ 30" East a distance of 558.85 feet to a point in the west line of Tract No. 1 conveyed to J.B. Arlt, Jr., and Gentry Hale by deed of record in Book 3966, page 604; thence with said west line of Arlt, Jr. and Hale, South 6° 47′ 30" West a distance of 405.83 feet to a point in the north margin of a 50-foot private road; thence with the north margin of said road, North 71° 06′ 30" West a distance of 31.8 feet to a point of beginning of a curve to the left, and along said curve having radius of 1683.9 feet a

distance of 303.69 feet to a point, and North 81° 26′ 30" West a distance of 213.0 feet to a point at the beginning of a curve to the right, and along said curve having radius of 100.0 feet a distance of 58.58 feet to a point at the beginning of a curve to the left, and along said curve having radius of 50.0 feet a distance of 114.45 feet to a point in the north line of the property conveyed to J. B. Arlt, Jr., et ux, by deed of record in Book 4373, page 407; thence leaving the margin of said private road and with the said north line of Arlt, Jr., ex ux, North 89° 01′ 30" West a distance of 289.0 feet to a point in the west line of Tract No. II conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence North 11° 23′ 30" West a distance of 58.7 feet to the point of beginning; and containing 9.1 acres, more or less.

ALSO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30° 11′ West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72° 27′ West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47′ West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.

Being the same property conveyed to Robert S. McAdams and wife, Alda Rae G. McAdams by deed of record in Book 6647, page 684, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property known as 6125 Hillsboro Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 7th day of September, 1994.

R.S. McAdams
Robert S. McAdams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 7th day of September, 1994.

Rugenia Hines
Notary Public

My Commission Expires:
March 23, 1996

RUGENIA HINES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Alda Rae McAdams
Alda Rae McAdams

Subscribed and sworn to before me
this 7th day of September, 1994.

Rugenia Hines
Notary Public

My Commission Expires:
March 23, 1996

RUGENIA HINES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

89186
IDENTIF. & REFERENCE

94 SEP -8 PM 4:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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