BOOK 9475 PG 404

This instrument was prepared by
Mark J. Ivandick, Attorney
631 Madison Street
Clarksville, Tennessee 37040

JEANNE MASON WEAVER

TO: QUITCLAIM DEED

BRUCE ALAN WEAVER

THIS INSTRUMENT, made and entered into on this the 1st day of July, 1994, by and between JEANNE MASON WEAVER, Grantor, and BRUCE A. WEAVER, Grantee;

W I T N E S S E T H :

THE PARTIES were divorced by Final Decree entered on November 8, 1993 in the Chancery Court for Montgomery County, Tennessee and the marital residence was awarded to the Grantee.

GRANTOR does hereby transfer, convey and quitclaim unto Grantee, and to his heirs and assigns, all of her right, title and interest in and to the following described real estate, to-wit:

Being real estate situated in the Ninth Civil District of Davidson County, Tennessee described as follows:

TRACT NO. 1: Beginning at a point which is marked by a stake or iron pin, the same being a fence corner and the southwest corner of the J.T. Stibor property, and which point of beginning is South 38 degrees West 643.5 feet more or less from an iron pin located on the South side of Poplar Creek Road, which said iron pin in the Northwest corner of the J.T. Stibor property and on the line between the properties owned by J.T. Stibor and Fannie Bolin, and then from the said point of beginning South 49 degrees East 208 feet to a point; thence North 38 degrees East 208 feet to a point; thence 49 degrees West 208 feet to a point on the line dividing the Stibor and Bolin properties; thence South 38 degrees West 208 feet to a point of beginning. Said parcel contains one acre, more or less.

94278
IDENTIF. & REFERENCE

94 SEP 27 AM 8:59
FLLIX Z. REGISTER
DAVIDSON COUNTY, TN.

AFTER RECORDING RETURN TO:
NationsBank Of Tennessee
Loan Development Center
3401 West End Ave., Ste. 110
Nashville, TN 37203
ATTN: Jeffrey Duly

TRACT NO. 2: Described according to a survey made by P. Anthony Chapdelaine, Jr., Surveyor, January 24, 1980 as follows:

Beginning at a point in the southerly margin of Poplar Creek Road at the Northeast corner of the property conveyed to Rachel Riner of record in Book 5017, Page 776, Register's Office said point being also the northwest corner of the J.T. Stibor property of which this is a part of; thence with the southerly margin of Poplar Creek Road, South 66 degrees 51 minutes East 104.68 feet to a point; thence continuing with said Poplar Creek Road easterly 43.17 feet to a point; thence South 20 degrees 19 minutes West 431.06 feet to an iron pin; thence South 32 degrees 40 minutes East 242.65 feet to an iron pin; thence South 23 degrees 31 minutes West 235.25 feet to an iron pin in the northern boundary of Dr. Richard Curtin property of record in Book 3950, Page 447, Register's Office; thence with said Curtin's northern boundary line North 44 degrees 13 minutes West 346.43 feet to a point being the southeast corner of a one acre tract of land conveyed by Jerry Riner and wife of record in Book 4859, Page 481, Register's Office; thence with Riner's eastern boundary line North 36 degrees 52 minutes East 208 feet to Riner's northeast corner; thence with Riner's northern boundary line North 44 degrees 33 minutes West 208 feet to a point in the eastern boundary line of said Rachel Riner's property; thence with same North 36 degrees 52 minutes East 398.49 feet to the beginning containing 3.84 acres.

Tract nos. 1 and 2 are subject to an easement for a 25 foot right of way granted to Jerry Wayne Riner and wife, as set out in Deed of record in Book 4859, Page 481, said Register's Office.

TRACT NO. 3: Beginning at an iron pin, the SE corner of Ken McLaughlin's property, Deed Book 5842, Page 834, Register's Office of Davidson County and the SW corner of J.T. Stibor property, Deed Book 4404, Page 674, R.O.D.C., thence with said McLaughlin's line, north 42 degrees 00 minutes 05 seconds west 554.43 feet to a 4 inch sassafras, thence with a new line south 39 degrees 14 minutes 03 seconds west 50.14 feet to an iron pin, thence south 37 degrees 34 minutes 49 seconds east 97.41 feet, thence south 49 degrees 14 minutes 02 seconds east 453.28 feet to the point of beginning, containing 0.418 acres, more or less, according to a survey by R.L. Chapdelaine dated May 10, 1986.

This is the same realty conveyed to the Grantor and Grantee herein by deed of record in Book 8347, Page 705, Register's Office for Davidson County, Tennessee.

This realty has a tax map and parcel No. 154-102 and 154-64.

IN TESTIMONY WHEREOF, Grantor has hereunto set her signature this day and date first above written.

JEANNE MASON WEAVER

STATE OF TENNESSEE )
)
COUNTY OF MONTGOMERY )

Personally appeared before me, JEANNE MASON WEAVER, 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, at office, this 1ST day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 4/15/97

J. IVA PITCH NOTARY PUBLIC AT LARGE STATE OF TENN.

Name and Address of Property Owner:

Bruce Allen Weaver

8595 Poplar Creek Rd.

Nashville, TN 37221

Name and Address of Person Responsible for Taxes: (if different)

same

dWEAVER-1

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