AII (3)
C II

Bk 35

# QUITCLAIM DEED
# OF CONSOLIDATION

Bk 9532 Pg 938

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NOS. |
|---|---|---|
| Lucy Beasley Moore<br>1397 Hills Hollow Rd.<br>Goodlettsville, TN.<br>37072 | Same | Map 25<br>pt. parcels:<br>37 and 38 |

FOR THE SOLE CONSIDERATION AND PURPOSE OF CONSOLIDATING THE OWNERSHIP OF THE PROPERTIES DESCRIBED ON EXHIBIT A AND B HERETO (The "Properties" herein), we, Cecil Kenneth McBroom and wife, Helen Ruth McBroom, have this day bargained and sold, and do hereby quitclaim and release unto A. Harrison Johnson, Trustee, with full power to bargain, sell, transfer, assign and convey (the "Trustee" herein), certain real estate in Davidson County, Tennessee, as follows:

[See Exhibit A attached hereto.]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Trustee, with full power, his successors and assigns forever, and we do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

FOR THE SOLE CONSIDERATION AND PURPOSE OF CONSOLIDATING THE OWNERSHIP OF THE PROPERTIES DESCRIBED ON EXHIBIT A AND B HERETO (The "Properties" herein), I, Lucy Beasley Moore, a single woman, have this day bargained and sold, and do hereby quitclaim and release unto A. Harrison Johnson, Trustee, with full power to bargain, sell, transfer, assign and convey (the "Trustee" herein), certain real estate in Davidson County, Tennessee, as follows:

[See Exhibit B attached hereto.]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Trustee, with full power, his successors and assigns forever, and I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except that I reserve a life estate in Tract C-II, as described on Exhibit B.

And now, I, A. Harrison Johnson, as Trustee for the sole and express purpose of consolidating the ownership of the above Properties into a tenancy-in-common (and as otherwise expressly set out herein), do hereby quitclaim and release unto Cecil Kenneth McBroom and wife, Helen Ruth McBroom (as to a 1/2 undivided interest) and Donald Carney and wife, Bertie Carney (as to a 1/2 undivided interest) (the "Final Grantees") and their heirs, administrators, successors and assigns, all of my right, title, and interest in and to the Properties; To have and to hold the said Properties, with the appurtenances, estate, title and interest conveyed to me in this deed unto the said Cecil Kenneth McBroom and wife, Helen Ruth McBroom (as to a 1/2 undivided interest) and Donald Carney and wife, Bertie Carney (as to a 1/2 undivided interest) as tenants-in-common, as immediately described above.

The Properties' title is quitclaimed subject to:

1. Easements for use of spring and waterline, of record in Book 6597, page 660, and Book 8632, page 525, Register's Office for Davidson County, Tennessee.

2. Easement for private road across Tract C-II, of record in Book 567, page 195, said Register's Office.

3. Lack of Access to any public road.

4. Subject to Hills Hollow Road, but not accepted by the Metropolitan Department of Public Works to be maintained.

5. Title to any portion of the premises embraced within the bounds of a public road.

6. All matters of survey.

7. Rights of others in cemetery located on Tract A-II.

8. The life estate of Lucy Beasley Moore, referenced above.

In Witness Whereof, we have hereunto set out signatures this the 29 day of November, 1994.

Lucy Beasley Moore
Lucy Beasley Moore

Cecil Kenneth McBroom
Cecil Kenneth McBroom

Helen Ruth McBroom
Helen Ruth McBroom

as Trustee, only for the sole purpose of this consolidation

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Beasley Moore, the within named 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 this 29 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecil Kenneth McBroom, 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 and official seal this 29 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 9532 PG 940

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Ruth McBroom, the within named 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 this 29 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Harrison Johnson, Trustee, 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 and official seal this 29 day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 11-10-97

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me
this 29 November, 1994.

NOTARY PUBLIC

My commission expires: 11-10-97

Prepared By
A. Harrison Johnson, Jr. Attorney
Suite 602, 49 Music Square West
Nashville, Tn. 37203

12956

IDENTIFICATION REFERENCE

94 NOV 30 11:21 AM
DAVIDSON COUNTY, TN

3399 11/30 0101 03CHECK 20.00

Map 25
pt. parcel 37

A-II

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Tract A-II on the unrecorded plat of Tracts A-I, A-II, A-III, C-I and C-II, according to a survey dated November 15, 1994, by William Robert Seigenthaler, to-wit:

Commencing at a point which is an iron rod at the northeast corner of the property conveyed to Cecil Kenneth McBroom and wife, Helen Ruth McBroom by deed of record in Book 8414, page 281, Register's Office for Davidson County, Tennessee, said point being on the northwest side of a gravel road known as Hills Hollow Road; thence crossing said Hills Hollow Road and running with McBroom's east boundary line South 1 degree 27 minutes 37 seconds West 256 feet to a point on the east side of Hills Hollow Road to the point of beginning, which is the southeasterly corner of land consisting of approximately 1.399 acres conveyed on October 28, 1994, from Cecil Kenneth McBroom and wife, to Cheryl Harris, Trustee; thence, with the easterly line of said 1.399 acre tract (as extended), South 1°27'37" West 234.82 feet to a point which is the southeasterly corner of the land conveyed in said Book 8414, page 281, said Register's Office; thence, leaving said line; thence, South 85°54'24" West 378.22 feet to a point; thence, North 7°40'36" West 216.84 feet (along a common boundary line with Lucy Beasley Moore's 3.808 acres of land, which this date is being combined into a single tract of land with the 2.282 acres of land which is the subject of this conveyance) to a point, which is the southwesterly corner of such 1.399 acre tract; thence, North 68°56'13" East 196.44 feet along the southerly line of such 1.399 acre tract, to a point; thence, South 84°04'30" East 230.12 feet along such southerly line of the 1.399 acre tract, to the point of beginning, containing 2.282 acres of land, according to a survey by William Robert Seigenthaler, Registered Land Surveyor, dated November 15, 1994 (which 2.282 acres of land are this date being combined with 3.808 acres of land owned by Lucy Beasley Moore).

Being part of the property conveyed to Cecil Kenneth McBroom and wife Helen Ruth McBroom from Alex Wilson Heughan and wife Jewell Heughan, and Lucy Beasley Moore by deed of record in Book 8414, page 281, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map 25, pt. parcel 38 C-II

Land in Davidson County, Tennessee, being Tract C-II on the unrecorded plat of Tracts A-I, A-II, A-III, C-I and C-II, according to a survey dated November 15, 1994, by William Robert Seigenthaler, to-wit:

Beginning at a point which is the southwesterly corner of land conveyed to Cecil Kenneth McBroom and wife, by deed of record in Book 8414, page 281, Register's Office for said County; thence, South 40°24'24" West 79.20 feet to a point; thence, South 23°54'24" West, 64.40 feet to a point; thence South 55°17'08" West 17.11 feet to a point; thence South 5°58'55" East 198.00 feet to a point; thence, North 69°51'33" West 421.30 feet to a point; thence, North 15°12'27" East 87.19 feet to a point; thence, North 47°21'19" West 158.00 feet to a point; thence, North 68°56'13" East 568.76 feet to a point; thence, South 7°40'36" East 216.84 feet, to the point of beginning, containing 3.808 ares of land, according to such survey.

Being a portion of the same property conveyed to Lucy Beasley Moore, by deed from Alex Wilson Heughan and Clifford Charles Heughan, of record in Book 2695, page 353, Register's Office for Davidson County, Tennessee.