BOOK 9578PG956

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The Bacon Group, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

Richard Bacon and wife, Geneen Bacon

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being all of the property conveyed to The Bacon Group, Inc. by Deed of record in Book 9230 page 844, Register's office for said County.

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

95 JAN 26 AM 9:40
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE
28207

Witness my hand(s) and seal this 24th day of January, 1995.

5274 01/26 0101 03CHECK 16.00

By: _____
Richard Bacon,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Richard Bacon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged himself to be the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My commission expires:
_____

WALTER H. NEILSEN
NOTARY AT LARGE
NOTARY PUBLIC
My Commission Expires
09-26-98

Walter H. Neilsen
Notary Public

Address of new owner:
Richard Bacon
3819 Estes Road
Nashville, TN 37215

Send tax bills to:
OWNER

BOOK 9578 PG 957

This is improved property.

****

Map & Parcel No(s): 116-12 95

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

Jerri A. Young
Affiant

Subscribed and sworn to before me, this the 24th day of January, 1995.

My Commission Expires:

Walter H. Nielsen
Notary Public

WALTER H. NIELSEN
NOTARY AT LARGE
NOTARY PUBLIC
My Commission Expires
09-26-98

****

Prepared by:
SOUTHEAST TITLE of Tennessee, Inc.
Suite 110, 2000 Richard Jones Rd.
Nashville, TN 37215
File No: 5G18772

EXHIBIT A

EXHIBIT "A"

The land referred to is described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being part of Lot No. 17 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, of the Register's Office for said County, and described according to a copy of a survey thereof made March 24, 1976 by John Kohl, Surveyor, Tennessee No. 106, and according to survey January 1994 by W. B. Granstaff, Surveyor; and described according to a survey made by Campbell, McRae and Assoc. Surveying, Inc., dated 01/12/95, License No. 1673, whose address is 2424 21st Ave. So., Ste. 201, Nashville, TN 37212, as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, the common corner of Lot Nos. 17 and 18; thence with the north margin of Abbott-Martin Road eastwardly 44.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to another concrete monument in the westerly margin of Estes Avenue; thence with the margin of Estes Avenue northwardly 110.00 feet to a point, the common corner of Lot Nos. 16 and 17; thence northwestwardly 187.20 feet to the intersection of Lot Nos. 17 and 18 at a point which is 17.56 feet from the rear common corner of said lots to a point in the line between Lot Nos. 18 and 25; thence with the common line between Lot Nos. 17 and 18; southeastwardly 220.45 feet to the point of beginning.

EASEMENT RETAINED BY GRANTORS

Included in the above description is a triangular area consisting of 2,826 square feet, for which the Grantors are retaining a perpetual easement, running with the land. The easement area is specifically described as follows:

Beginning at a point in the above property 115.97 feet west of the common front corners of Lot Nos. 16 and 17; thence south 09 degrees 14' 35" west 68.12 feet to a point; thence south 28 degrees 15' 01" east 31.79 feet to a point; thence south 03 degrees 0' 45" west 9.63 feet to a point; thence north 28 degrees 15' 01" west 148.06 feet to a point in the intersecting line of Lot Nos. 17 and 18; thence south 68 degrees 58' 05" east 71.23 feet to the point of beginning.

A permanent easement, running with the land, in and to the aforesaid property is expressly retained by Grantors as a permanent and exclusive greenbelt serving only Lot No.18. The owner of Lot No. 18 will maintain said easement area.

RESTRICTIONS

1. Any privacy wall or fence to be erected on the boundary between the easement area and the remainder of Lot No. 17 transferred herewith shall be constructed of western cedar, brick, stone or any combination thereof.

2. No. improvements will be constructed within the above easement area unless approved in writing by Grantor or their assigns.

3. No. above ground swimming pool shall be constructed on Lot No. 17.

4. No planting will be constructed within the easement area by the owner of Lot No. 17 without the approval of Grantor or their assigns.

5. No fence or obstruction of any kind shall be constructed between Lot No. 18 and the easement area without the express approval of the owners of Lot No. 18.

EASEMENT GRANTED AS TO A PORTION OF LOT NO. 18

TRACT TWO:

Also conveyed herewith is a permanent easement, running with the land, in and to a triangular portion of Lot No. 18 of Block "D" in the Map of Woodmont Lane Homesites, recorded in Book 1130, page 13, Register's Office for Davidson County, Tennessee, consisting of 1,161 square feet and described as follows:

Beginning at a point in the northerly margin of Abbott-Martin Road, said point being the common front corners of Lot Nos. 17 and 18; thence north 28 degrees 15' 01" west 72.89 feet with said commong lot lines to a point; thence south 03 degrees 00' 45" west 65.36 feet to a point; thence south 21 degrees 27' 23" east 7.25 feet to a point in the northerly margin of Abbott-Martin Road; thence south 87 degrees 36' 00" east with said margin of said road 34.57 feet to the point of beginning.

This easement is granted for the purpose of use for ingress and egress by the owner of Lot No. 17 and also for use as a greenbelt serving Lot No. 17. The owner of Lot No. 17 will maintain the easement area. No fences, obstructions or improvements of any kind, other than a driveway will be constructed on said easement area.