BOOK 9580 PG 825

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Ben E. Ward (GRANTOR)

TO: Susan Sain Ward (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Susan Sain Ward 1220 McGrace Lane Nashville, TN 37220	SAME	145-06-68

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the purpose of vesting title solely in the GRANTEE, **Ben E. Ward,** GRANTOR, by these presents does hereby quitclaim unto **Susan Sain Ward**, GRANTEE, her heirs and assigns, his entire interest in and to the following described tracts of land:

Land in Seventh Civil District of Davidson County, Tennessee, in the City of Forest Hills, being part of Lot 3 on the Resubdivision of Lots No. 2, 3 and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of AA Engineers, Inc., dated March 8, 1985:

Beginning with an iron pin located in the northern line of the Tanglewood Estates as of record in Book 4300, page 72, also being the northeast corner of Lot 4 and the north west corner of Lot 3; thence with the line between the Lots 3 and 4 S 23° 06' 55" W 234.95 feet to an iron pin; thence S 69° 45' 24" E 126.67 feet to an iron pin located in the westerly line of Lot 2; thence with the line between Lots 3 and 2 N 17° 26' 52" E 236.14 feet to an iron pin; thence N 70° 25' 44" W 103.38 feet to the point of beginning, containing 0.62 acres, more or less.

Being the same property conveyed to Ben E. Ward and wife, Susan Sain Ward, by Quitclaim Deed (To Exchange Like Properties) from Jack E. Froeter, of record in Book 7050, page 367, Register's Office for Davidson County, Tennessee.

Land in the Seventh Civil District of Davidson County, Tennessee, in the City of Forrest Hills, being Lot No. 4 on the Resubdivision of Lot Nos. 2, 3, and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northeasterly margin of McGrace Lane, being the common corner of Lots 3 and 4; thence with said margin of said road N. 39° 44' 00" W., a distance of 224.16' to a point; thence N. 30° 32' 56" E., a distance of 408.60' to a point; thence S. 70° 25' 44" E., a distance of 171' to a point, being the common corner of Lots 4 and 3; thence with the dividing line between said Lots 4 and 3, S. 20° 14' 36" W., a distance of 232.60'; thence N. 69° 45' 24" W., a distance of 60' to a point; thence S. 20° 14' 35" W., a

distance of 277.11' to the point of beginning, containing 1.94 acres, more or less.

Being a part of the same property conveyed to Ben E. Ward and wife, Susan Sain Ward, by Partition Deed from Ervin T. Sain, Ben E. Ward and wife, Susan Sain Ward, and Rebecca Thomas, Trustee, of record in Book 4515, page 292, Register's Office for Davidson County, Tennessee.

This is improved property known as 1220 McGrace Lane, Nashville, Tennessee 37220.

The above description is identical to that contained in the prior deeds of record on this property.

AND NOW, GRANTOR does hereby quitclaim unto GRANTEE, her heirs and assigns, all his interest in the property described above and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 24 day of January 1995.

Ben E. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben E. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness may hand and official seal at Nashville, Tennessee, this 26th day of January, 1995.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $NONE.

Susan S Ward
AFFIANT

Subscribed and sworn to before me this 26th day of January, 1995.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

95 JAN 27 PM 4:00
DAVIDSON COUNTY, TN.

28911
IDENTIF. & REFERENCE

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