32809

IDENTIF. + REFERENCE

95 FEB -9 AM 8:13

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This Instrument Prepared By:
Dodson, Parker, Shipley
Behm & Seaborg
400 Realtors Building
300 Gay Street
Nashville, TN 37201

BOOK 9591 PG 527

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL #
James K. Dean, Jr. et al 8200 Hwy. 100 Collins Road Nashville, TN 37221	Same	Map 155 Parcels 105.00 105.01, 106 and 107

Mail

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement entered into by the parties, MARY KAY DEAN, by these presents does hereby quitclaim and convey unto JAMES K. DEAN, JR., his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to James C. Vance, Trustee to James K. Dean and wife, Mary Kay Dean and Richard T. Reineman and wife, Bess I. Reineman, of record in Book 7485, Page 259, Register's Office for Davidson County, Tennessee.

This is improved property known as 8200 Highway 100, Collins Road, Nashville, Tennessee 37221.

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

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is a Marital Dissolution Agreement. Subscribed and sworn to before me, this the 4th day of January, ~~1989.~~ 1990

Mary Kay Dean
Affiant

My Commission Expires:
May 25, 1993

Debie J. Brush
Notary Public

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, AND MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 4 day of January, 1989.90

Mary Kay Dean
MARY KAY DEAN

STATE OF TEXAS]

COUNTY OF Harris]

BOOK 9591 PG 528

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named MARY KAY DEAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 4th day of January, ~~1989~~ 1990

Dixie J. Brush
NOTARY PUBLIC

My Commission Expires:

May 25, 1993

DIXIE J. BRUSH NOTARY PUBLIC STATE OF TEXAS EXPIRES MAY 25, 1993

BOOK 9591PG529

LEGAL DESCRIPTION

BEING a 1.08, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract further described as being the same property conveyed to Harold McClain and wife, in Book 2291, page 392, R.O.D.C., TN, Book 2436, page 461, R.O.D.C., TN, Book 5291, page 235, R.O.D.C., TN, and a portion of Book 2246, page 99, R.O.D.C., TN.

BEGINNING at a point lying on the westerly margin of Old Harding Pike at the northeast corner of the A.W. Chaffin property as of record in Book 4701, page 313, R.O.D.C., TN; thence leaving the said margin of Old Harding Pike and running with the northerly line of the same Chaffin property as follows: North 61 degrees 58 minutes, 14 seconds west a distance of 170.09 feet to a point; thence North 86 degrees, 00 minutes, 00 seconds west a distance of 41.53 feet to a point lying at the southeast corner of the Alice Quinn property as of record in Book 2692, page 339, R.O.D.C., TN; thence leaving the said line of Chaffin and running with the easterly line of the said Quinn property north 19 degrees, 00 minutes, 00 seconds east a distance of 197.05 feet to an existing Black Locust tree lying on the southerly margin of Collins Road; thence running with the said margin of Collins Road as follows: South 86 degrees, 00 minutes, 00 seconds east a distance of 56.41 feet to the beginning of a curve; thence around said curve to the right, having a radius of 190.15 feet, a distance of 137.66 feet, to a point; thence South 44 degrees, 31 minutes 16 seconds east a distance of 68.47 feet to a point lying on the westerly margin of Old Harding Pike; thence running with the said margin of Old Harding Pike in a southerly direction around a curve to the left, having a radius of 163.90, a distance of 62.18 feet to a point; thence south 28 degrees, 14 minutes, 13 seconds west a distance of 127.20 feet to the point of beginning, containing 1.08, more or less, acres, said description being from a survey of the Harold McClain property, dated August 4, 1987, done by James L. Terry, Registered Land Surveyor No. 563.

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