43882

IDENTIF. # REFERENCE

BOOK 9623 PG 983

95 MAR 21 PM 12:58

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY: John B. Ingleson, Attorney
3017 Poston Ave 0101 03CHECK 8.00
Nashville, TN 37203

FROM: ETHEL HESS

TO: JOHN B. INGLESON, TRUSTEE

AND

FROM: JOHN B INGLESON

TO: GARY L. HESS and
THOMAS W. HESS

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Gary L. Hess and
Thomas W. Hess
7841 Old Charlotte Pike
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Same

MAP/PARCEL NO:
MAP 114/114
GROUP ___

FOR AND IN CONSIDERATION of love and affection and (no monetary consideration) and for the express purpose of making a reconveyance to create a fee simple title in and to Gary L. Hess and Thomas W. Hess;

I, Ethel Hess, by these presents do hereby quitclaim and convey unto John B. Ingleson, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING her 1/2 undivided interest in Lane in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on a survey of a part of H.C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the intersection of the line of said Old Hickory Boulevard and the center of Charlotte Pike; thence with the center of said Charlotte Pike, South 46° 30′ West 388.5 feet to the intersection of the center line of said Charlotte Pike and the easterly margin of a 30 foot reserved strip, thence with easterly margin of said reserved strip, south 13° 34′ East 103 feet the northwest corner of Lot No. 2 on said survey; thence with the line between said Lots Nos. 1 and 2, North 73° 26′ East 308.7 feet to a point in the center of said Old Hickory Boulevard; thence with the center of said boulevard, North 8° West 283.9 feet to the beginning, containing 1.40 acres, more or less.

Being Grantors one-half undivided interest in and to the land conveyed to John W. Hess, et ux, Lawrence N. Stevens and wife, Thelma Stevens by deed from Garland F. Turner, as of record in Book 1515, page 292, R.O.D.C., Tennessee, the said Lawrence N. Stevens, having since died and John W. Hess having since died.

Being the remaining one-half interest of said parcel of property not conveyed to Grantees by Thelma Stevens, as of record in Book 6330, page 258, Register of Deeds for Davidson County, Tennessee.

Specifically excluded herein are those portions of Parcel #1 and Parcel #2 condemned by the State of Tennessee by Consent Decree of record in Book 8555, Page 594, and recorded in the Register of Deeds for Davidson County, Tennessee in Book 8555, page 598.

This is improved property known as 7401 Charlotte Pike, Nashville, Tennessee.

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

And now, I, John B. Ingleson, Trustee, for the express purpose of carrying out the interest of this conveyance, as set above, do hereby quitclaim and convey unto Gary L. Hess and Thomas W. Hess for the purpose of creating in them a fee simple title, their heirs and assigns, the same property hereinabove described, and said property subject hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same restrictions, easements and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 17th day of March, 1995.

Ethel Hess
Ethel Hess, Grantor

John B. Ingleson, Trustee

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 ETHEL HESS, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1995.

Judy Martin
Notary Public

My Commission Expires: 7-18-98

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 JOHN B. INGLESON, TRUSTEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of March, 1995.

Judy Martin
Notary Public

My Commission Expires: 7-18-98