Mail 43883
IDENTIF. # REFERENCE

THIS INSTRUMENT WAS PREPARED BY: John B. Ingleson, Attorney
3017 Poston Avenue
Nashville, TN 37203

12:58PM
95 MAR 21 PM 12:51
REGISTER
DAVIDSON COUNTY, TN.

FROM: ETHEL HESS

FROM: JOHN B. INGLESON

AND

2410 03/21 0101 03CHECK 12.00

TO: JOHN B. INGLESON, TRUSTEE

TO: GARY L. HESS and
THOMAS W. HESS

BOOK 9623PG985

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 101/95
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; reserving unto herself an estate for life;

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:

Land located in Davidson County, Tennessee.

TRACT I: Beginning at an iron pin, Mrs. Stevens northwest corner, on the Easterly margin of Gower School Rd., thence with the right-of-way of said road and with a curve whose delta is 20 degrees 13 minutes 27 seconds, and whose center line radius is 533.724 feet, a distance of 179.57 feet to a point, thence North 44 degrees 50 minutes 30 seconds East 3.83 feet to a point on the right-of-way, thence leaving road, South 68 degrees 52 minutes 58 seconds East, passing a fence post at 3.4 feet, in all 223.84 feet to a stake, thence South 82 degrees 07 minutes 13 seconds East 150.20 feet to a stake, thence South 46 degrees 55 minutes 39 seconds East 100.45 feet to an iron stake, thence South 72 degrees 53 minutes 32 seconds East 336.27 feet to a point on the Westerly right-of-way of River Road Pike, thence with said right-of-way and with a curve whose delta is 51 degrees 59 minutes 43 seconds and whose centerline had a radius of 1368.691 feet, a distance of 572.13 feet, thence with Stevens line, North 56 degrees 16 minutes 18 seconds West 1204.32 feet to the beginning, containing 6.56 acres more or less according to a survey by Jack Underwood, 8/10/76.

TRACT II: Beginning at an iron pin on the Easterly right-of-way of Gower School, thence South 48 degrees 38 minutes 50 seconds East 658.91 feet to the Westerly right-of-way of River Road Pike, thence with a curve whose delta is 51 degrees 59 minutes 43 seconds, and whose center line has a radius of 1368.691 feet, a distance of 51.54 feet to an iron pin, thence North 72 degrees 53 minutes 32 seconds West 336.27 feet to an iron stake, thence North 46 degrees 55 minutes 39 seconds West 100.45 feet to a stake, thence North 82 degrees 07 minutes 13 seconds West 150.20 feet to a stake, thence North 68 degrees 52 minutes 58 seconds West 223.84 feet to a point on the right-of-way of Gower School Road, thence with said right-of-way, North 44 degrees 50 minutes 30 seconds East 67.31 feet, thence with a curve whose delta is 10 degrees 23 minutes 25 seconds and whose centerline had a radius of 1308.206 feet, a distance of 232.70 feet, thence North 55 degrees 13 minutes 56 seconds East 37.00 feet to the beginning, containing 3.04 acres more or less according to a survey by Jack Underwood, 8/10/76.

TRACT III: Beginning at an iron pin on the Easterly right-of-way of Gower School Road, thence with said right-of-way, North 55 degrees 3 minutes 56 seconds East 215.13 feet to a point in a drain, thence leaving road and with a drain, Meadows line, South, 57 degrees 34 minutes 10 seconds East 432.38 feet to a point on the Westerly right-of-way of River Road Pike, thence with said right-of-way and with a curve whose delta is 51 degrees 59 minutes 43 seconds and whose centerline has a radius of 1368.691 feet, a distance of 229.91 feet, thence North 87 degrees 03 minutes 09 seconds West 15.00 feet, thence with the curve a distance of 99.34 feet to an iron pin, thence leaving road, North 48 degrees 38 minutes 50 seconds West 658.91 feet to the beginning containing 3.04 acres more or less according to a survey by Jack Underwood, 8/10/76.

Being a part of the same property conveyed to John W. Hess and Lawrence N. Stevens by deed from Josephine S. McGill, et vir, as of record in Book 2094, Page 417, R.O.D.C., Tennessee, the said Lawrence N. Stevens and John W. Hess having since died and grantor, Ethel Hess, having inherited a one-half undivided interest by will of her husband, John W. Hess, and the said grantor, Thelma Stevens, having acquired a one-half undivided interest by quitclaim deed from all the heirs of her husband, Lawrence N. Stevens.

Being a part of the same property conveyed to Ethel Hess by deed from Thelma Stevens, as of record in Book 5117, page 376, Register's Office of Davidson County, Tennessee.

Included in the above description but excluded from this conveyance are those portions of land conveyed to Gary L. Hess in 1985 of record in Book 6541, page 643 R.O.D.C., Tennessee.

Said property is conveyed subject to the herein reserved life estate and such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 6783 Gower Road, Nashville, Tennessee.

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 to a life estate for Ethel Hess and the same restrictions, limitations 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

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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.

Notary Public

My Commission Expires: 7-18-98

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.