Pg 22

BOOK 9628 PG 513

FROM

THOMAS D. WETZEL, ET UX. **AND**

TO

I. DYKE TATUM, TRUSTEE

FROM

I. DYKE TATUM, TRUSTEE

TO

THOMAS D. WETZEL, ET UX.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Thomas D. Wetzel, et ux.	Same	114-0-4 (part)
1266 Spring Valley		114-272 (part)
Pegram, TN 37143		08D-37500

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

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

Notary Public
My Commission Expires: 11/25/95

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to specify a five (5) acre tract as a building site, in accordance with the Metropolitan Government of Nashville and Davidson County Planning Commission;

We, **THOMAS D. WETZEL AND WIFE, J. DENISE WETZEL**, by these presents do hereby QUITCLAIM and convey unto **I. DYKE TATUM, TRUSTEE**, his successors and assigns, the following described tract or parcel of land, to wit: OUR INTEREST

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved (X)
This is improved ( ) property, known as:

7662 Old Charlotte Pike, Nashville, TN 37209

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

And now, I, the said **I. DYKE TATUM, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby QUITCLAIM and convey unto MY INTEREST **THOMAS D. WETZEL AND WIFE, J. DENISE WETZEL**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24th day of March, 1995.

THOMAS D. WETZEL

J. DENISE WETZEL

I. DYKE TATUM, 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, THOMAS D. WETZEL AND WIFE, J. DENISE WETZEL, the bargainors, 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 24th day of March, 1995.

Notary Public

My Commission Expires: 11/25/95

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 I. Dyke Tatum, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of March, 1995.

Notary Public

My Commission Expires: 11/25/95

45594
IDENTIF. & REFERENCE

95 MAR 27 PM 3:25
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4311 03/27 0101 03CHECK 12.00

EXHIBIT "A"

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 114, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY A 5 ACRE SPENCE TRACT ON THE SOUTH, A 41 ACRE TOM WETZEL REMAINDER TRACT ON THE WEST AND NORTH, AND ALTON FISK ON THE EAST, AND LYING OFF THE NORTH SIDE OF OLD CHARLOTTE PIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BRASS CAP AT A ROCK WALL ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE PIKE), SAID CAP ALSO BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY (REF. DEED BOOK 3279 PAGE 575, R.O.D.C.); THENCE LEAVING THE ROAD AND WITH THE CENTER OF THE ROCK WALL, RUNNING WITH DERRYBERRY'S EAST LINE, N 04 deg. 42 min. 54 sec. E 102.98 ft. TO AN EXISTING IRON PIN AT THE END OF THE ROCK WALL AT A FENCE CORNER; THENCE CONTINUING WITH DERRYBERRY AND THE FENCE FOR THE FOLLOWING 5 CALLS:

N 39 deg. 10 min. 06 sec. E 109.85 ft. TO AN EXISTING IRON PIN; N 16 deg. 23 min. 16 sec. E 111.15 ft. TO AN EXISTING IRON PIN; N 05 deg. 19 min. 06 sec. W 150.33 ft. TO AN EXISTING IRON PIN; N 01 deg. 31 min. 05 sec. E 89.40 ft. TO AN EXISTING IRON PIN; N 15 deg. 22 min. 41 sec. W 147.70 ft. TO AN EXISTING IRON PIN; THENCE LEAVING DERRYBERRY AND THE FENCE, S 57 deg. 51 min. 02 sec. E 48.43 ft. TO AN EXISTING IRON PIN IN THE CENTER OF A GRAVEL DRIVEWAY, SAID PIN BEING LOCATED IN THE NORTH LINE OF A 5 ACRE SPENCE TRACT, AND SAID PIN BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THIS TRUE POINT OF BEGINNING AND THE 5 ACRE SPENCE TRACT, AND WITH A NEW LINE RUNNING GENERALLY UP A FARM ROAD, N 06 deg. 36 min. 38 sec. W 722.94 ft. TO AN IRON PIN SET; THENCE WITH ANOTHER NEW LINE CLIMBING A HILL, S 64 deg. 11 min. 28 sec. E 553.19 ft. TO AN EXISTING IRON PIN NEAR AN ANCIENT FENCE IN ALTON FISK'S WEST LINE (REF. DEED BOOK 4918 PAGE 890, R.O.D.C.); THENCE WITH FISK'S WEST LINE, RUNNING GENERALLY WITH THE FENCE, S 08 deg. 40 min. 47 sec. W 246.27 ft. TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE AFOREMENTIONED 5 ACRE SPENCE TRACT; THENCE LEAVING FISK AND WITH THE NORTH LINE OF SAID 5 ACRE SPENCE TRACT, S 53 deg. 33 min. 39 sec. W 408.17 ft. TO AN IRON PIN SET SOUTH OF A STORAGE BARN, AND N 80 deg. 05 min. 22 sec. W 50.00 ft. TO THE TRUE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 9594 PAGE 367, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 2/3/95 AND REVISED 3/1/95 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 25 ft. ELECTRIC EASEMENT, LOCATED NEAR ITS SOUTH SIDE, WHICH EASEMENT SERVES THE NASHVILLE ELECTRIC SERVICE.

INCLUDED WITH THE ABOVE-DESCRIBED TRACT IS A 12 ft. INGRESS-EGRESS AND UTILITY EASEMENT WHICH RUNS FROM OLD CHARLOTTE PIKE, THROUGH THE CENTER OF THE ADJOINING 5 ACRE SPENCE TRACT LYING TO THE SOUTH, TO THE SOUTH SIDE OF THE ABOVE-DESCRIBED TRACT, WHICH EASEMENT CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BRASS CAP ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE ROAD), SAID CAP ALSO BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY; THENCE LEAVING DERRYBERRY AND WITH A CHORD OF THE ROAD, S 84 deg. 43 min. 05 sec. E 15.96 ft. TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN-DESCRIBED EASEMENT;

THENCE LEAVING OLD CHARLOTTE PIKE AND WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 10 CALLS: N 00 deg. 12 min. 39 sec. W 84.07 ft. TO A POINT; N 28 deg. 40 min. 23 sec. E 29.43 ft. TO A POINT; N 47 deg. 40 min. 42 sec. E 101.35 ft. TO A POINT; N 31 deg. 35 min. 02 sec. E 49.07 ft. TO A POINT; N 11 deg. 06 min. 35 sec. E 45.09 ft. TO A POINT; N 00 deg. 24 min. 00 sec. E 54.44 ft. TO A POINT; N 07 deg. 37 min. 40 sec. W 121.27 ft. TO A POINT; N 05 deg. 32 min. 39 sec. W 79.42 ft. TO A POINT; N 06 deg. 46 min. 55 sec. W 80.91 ft. TO A POINT; AND N 07 deg. 03 min. 32 sec. W 53.81 ft. TO AN EXISTING IRON PIN IN THE CENTER OF A GRAVEL DRIVEWAY.

AND THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.

BEING PART OF THE PROPERTY CONVEYED TO THOMAS D. WETZEL AND WIFE, J. DENISE WETZEL, FROM EDITH SPENCE, A WIDOW, BY DEED DATED FEBRUARY 13, 1995, OF RECORD IN BOOK 9594, PAGE 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.