50855

IDENTIF. & REFERENCE

95 APR 12 PM 1:06

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

BOOK 9643 PG 635

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Phillip Rayford Harvey	New Owner	Map 121-00
2511 Anne Avenue		Parcel 050.02
Panama City Beach, FL 32408		

KNOW ALL MEN BY THESE PRESENTS that Lola Jane Harvey Bruce, unmarried, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Phillip Rayford Harvey, his heirs, successors and assigns all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 1441 Pleasant Hill Road, Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10 day of April, 1995.

Lola Jane Harvey Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lola Jane Harvey Bruce, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 10 day of April, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 10 day of April, 1995.

Notary Public

My Commission Expires: 9/16/95

04/12/95 0101 CHECK

8.00

EXHIBIT "A"

TRACT I: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book 1, page 303, County Court, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Hill Road, 332 feet as measured around a slight curve, from the northeast corner of the property conveyed to Charles O. Hooser and wife, as of record in Book 1637, page 161; thence southerly around the margin of said Road, 110 feet; thence leaving the Road, south 87 deg. 30' west 792 feet to a point; thence north 11 deg. east 440 feet to a point in the south line of the Jimmy Dickens Property; thence along the line of said property, north 87 deg. 30; east 264 feet to a point; thence south 11 deg. west 330 feet to a point; thence north 87 deg. 30' east 528 feet to an iron pin, the point of beginning, containing 4 acres more or less.

Being the same property conveyed to R. C. Harvey and wife, Louise H. Harvey by deed from Arra Bee McDaniel Hooser of record in Book 3764, page 252, Register's Office for Davidson County, Tennessee. R. C. Harvey and Louise H. Harvey having divorced with the property being vested solely in Rayford C. Harvey by order of the Final Decree of Divorce of record in Docket No. 49749, Circuit Court Clerk's Office for Davidson County, Tennessee, the said Louise H. Harvey having since died.

TRACT II: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book "1", page 303, County Court for said County, and described as follows:

Beginning at a point in the westerly margin of Pleasant Hill Road, at the southeast corner of a tract conveyed to R. C. Harvey and wife, by deed from Arra B. Hooser, as of record in Book 3764, page 252; thence along Harvey's south line and leaving said Road, south 87 deg. 30' west 792 feet to a point; thence south 11 deg. west 55 feet to a point; thence north 87 deg. 30' east 792 feet to the westerly margin of Pleasant Hill Road; thence with the margin of the same, northerly 55 feet to the point of beginning.

Being the same property conveyed to R. C. Harvey and wife, Louise H. Harvey by deed from Arra B. Hooser of record in Book 3767, page 392, Register's Office for Davidson County, Tennessee. The said grantees having since divorced, and both having since died. Pursuant to the terms of the Will of Rayford Harvey of record in Will Book 145, page 238, Probate Court Clerk's Office for Davidson County, Tennessee, Phillip Rayford Harvey and Lola Jane Harvey Bruce became vested with a one-half (1/2) interest in said property at the death of Louise H. Harvey. Pursuant to the Will of Louise H. Harvey of record in Will Book 9643, page 632, Probate Court Clerk's Office for Davidson County, Tennessee, a one-half (1/2) interest in said property was devised to Phillip R. Harvey.

Included in the above two tracts of land but specifically excluded therefrom is the parcel of land conveyed to Jerry L. Jarnagin by deed of record in Book 4264, page 885, said Register's Office and described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Division of Waggoner Heirs Property, as of record in Minute Book 1, page 303, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly corner of the property conveyed to Jerry L. Jarnagin, by deed from Vantrease of record in Book 4259, page 577, said Register's Office; thence South 11 degrees West 495 feet to a point; thence south 87 degrees 30 minutes West 264 feet to a point; thence north 11 degrees east 495 feet to a corner post; thence north 87 degrees 30 minutes east 264 feet to the point of beginning, containing 3.17 acres, more or less.

TRACT III: Beginning at a point in the westerly margin of Pleasant Hill Road, said point being the southeasterly corner of property conveyed to Ray C. Harvey as of record in Book 3767, page 302, Register's Office of Davidson County, Tennessee: Thence with Harvey's southerly boundary line S 87° 30' W 792 feet to a point in Jarnagan's southwest corner as of record in Book 4264 page 885, said Register's Office and being in Cecil E. Waggoner's east boundary, thence with Waggoner's east boundary line southwardly 110.4 feet; thence Eastwardly and parallel to the said Harvey's South boundary line Eastwardly 792 feet to a point in the East margin of said road: Thence with said margin Northwardly 110.4 feet to the point of beginning and containing 2.00 acres.

Being the same property conveyed to Rayford C. Harvey, unmarried, by deed from Arra Bee McDaniel Hooser of record in Book 4607, page 393, said Register's Office. Rayford Calvin Harvey having since died with the property vesting in Phillip Rayford Harvey, Trustee by will of record in Will Book 145, page 238, Office of the Probate Court Clerk for Davidson County, Tennessee. At the death of Louise H. Harvey, said Trust terminated and title to said property vested in Phillip Rayford Harvey and Lola Jane Harvey Bruce under the terms of said Will.