BOOK 9776 PG 912

THIS INSTRUMENT PREPARED BY: Box 18
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
381939 8/8/95 tlm

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Robert B. Rodgers, Jr. Deborah R. Murrey Richard A. Rodgers Wendy R. Coppedge 605 Forrest Park Dr. Brentwood, TN 37027	Same	Map: 116-03 Parcel: 37 Map: 116-07-0 Parcels: 123, 047 & 048

WHEREAS, Susie B. Rodgers was the owner of the properties described on Exhibit A attached hereto; and

WHEREAS, Susie B. Rodgers died testate on October 19, 1993, leaving a Last Will and Testament dated November 23, 1981, which has been probated and is properly recorded in Will Book 187, page 624, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Robert B. Rodgers was a son of the said Susie B. Rodgers and was one of the residuary beneficiaries of her estate, and as such, received an interest in the properties described on Exhibit A; and

WHEREAS, Robert B. Rodgers disclaimed one-half (1/2) of his interest in the Estate of Susie B. Rodgers in a Disclaimer of Interest which was properly filed in the Probate Clerk of Court's Office on April 26, 1994, and recorded in Book 9324, page 289, Register's Office for Davidson County, Tennessee; and

WHEREAS, Robert B. Rodgers died testate on July 12, 1994, leaving a Last Will and Testament dated September 17, 1993, which has been probated and is properly recorded in Will Book 192, page 449, Probate Court Clerk's office for Davidson County, Tennessee; and

WHEREAS, under the Last Will and Testament of Robert B. Rodgers all interest Robert B. Rodgers had in any property located in Davidson County, Tennessee (including the properties described on Exhibit A) passed to his surviving spouse, Eleanor H. Rodgers; and

WHEREAS, the surviving spouse, Eleanor H. Rodgers, now desires to convey all right, title and interest she has in the properties described on Exhibit A hereto to the Grantees.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Eleanor H. Rodgers, as the surviving spouse of Robert B. Rodgers, does hereby quitclaim and convey to Robert B. Rodgers, Jr., Deborah R. Murrey, Richard A. Rodgers and Wendy R. Coppedge, as equal tenants in common, all right, title and interest to the property located in Davidson County, Tennessee all as more particularly described on Exhibit A hereto.

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

These are improved and unimproved properties in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of August, 1995.

Eleanor Hovey Rodgers
Eleanor Hovey Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eleanor Hovey Rodgers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of August, 1995.

Bruce J. Hill
Notary Public

My Commission Expires:
November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Deborah R. Warren Murrey
Affiant

Subscribed and sworn to before me
this 9 day of August, 1995.

Bruce J. Hill
Notary Public

My Commission Expires:
November 20, 1996

EXHIBIT A

TRACT 1: (Property located at 143 Woodmont Boulevard; Map 116-03, Parcel 37)

Land in Davidson County, State of Tennessee,

Being Lot No. 3 on the map of Bransford Realty Company's Subdivision of part of lots 146, 147 and 145, in Kenner-Manor Land Company's Second Subdivision, as of record in Book 421, page 155, Register's Office for said County.

Said Lot No. 3 fronts 55 feet on the southwesterly side of Woodmont Avenue, and runs back between parallel lines 210 feet to a dead line.

Being the same real property conveyed to A. Herbert Rodgers and wife, Susie B. Rodgers, by deed of record in Book 99, page 10, Register's Office Davidson County, Tennessee, the said A. Herbert Rodgers (having predeceased Susie B. Rodgers) and Susie B. Rodgers having since died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record at Book 187, page 624, office of the Clerk of the Probate Court for said county.

TRACT 2: (Property located at 120 Lynwood Boulevard; Map 116-07-0, Parcel 123)

Land in Davidson County, State of Tennessee,

Being a parcel of land lying east of Highway 100, south of Sugartree Creek and north of Lynwood Boulevard, more particularly described as follows:

Beginning at a point in the easterly line of Elliott Singer et ux. property, 16 feet, more or less, northerly from the north line of Lynwood Boulevard; thence in a clockwise direction, North 49° East, 30 feet, more or less, to a point; thence North 41° 20′ East, 68 feet to a point; thence North 42° 10′ East 379 feet, more or less, to Sugartree Creek; thence with said creek upstream, South 47° East, 94 feet, more or less, to a point; thence South 33° West, with the common line between proposed Lots 1 and 2, 356 feet, more or less, to a point in the northerly margin of a 50-foot wide proposed street; thence westerly with a curve to the left having a radius of 215 feet, 115 feet to a point; thence South 87° 10′ West, 70 feet to the point of beginning, and containing 1.1 acres, more or less.

Being the same property conveyed to Susie Boston Rodgers by deed of record in Book 5788, page 64, Register's Office for Davidson County, Tennessee, the said Susie Boston Rodgers having since died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record at Book 187, page 624, office of the Clerk of the Probate Court for said county.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the easterly margin of Lynwood Boulevard, 1,580 feet more or less from the easterly margin of Memphis-Bristol Highway; thence, south 50° 14′ east 29.97 feet along the easterly margin of

Lynwood Boulevard to an iron pin; thence north 43° 45' east 46 feet to an iron pin, thence north 43° 45; east 67.58 feet to an iron pin; thence south 70° 10' west 40 feet to a point; thence south 50° 10' west 60 feet to an iron pin, the point of beginning.

Being part of the same property conveyed to Elliott Singer and wife, Joanne Singer by deed from Susie Boston Rodgers, of record in Book 5489, page 781, Register's Office for Davidson County, Tennessee.

The above property is subject to Metropolitan Government taxes and Belle Meade City taxes and a non-exclusive easement for ingress and egress of record in Book 5489, page 783, Register's Office for Davidson County, Tennessee.

TRACT 3: (Property located at 112 Lynwood Boulevard; Map 116-07-0, Parcel 047)

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of Mrs. Sarah E. Williams' land, as of record in Book 161, page 50, Register's Office for said county, described as follows:

Beginning on the Northeasterly margin of Lynwood Boulevard at the Southeast corner of the property conveyed to Susie Boston Rodgers by deed from Margaret L. Warner, et al. of record in Book 734, page 265, said Register's Office; thence with Rodgers' Easterly line, North 42° 10' East 543 feet to a point in the center line of Sugar Tree Creek, said point being 11 feet from a stone dam across said creek, Rodgers' Northeast corner; thence North 55¼ East 210 feet to a point in a ten foot reserved strip as shown on the plan of Kenner Manor Land Company's Subdivision, as of record in Book 421, page 100, said Register's Office, said point being the prolongation of the dividing line between Lots Nos. 143 and 144 on the map of Kenner Manor Land Company's Subdivision as of record in Book 421, page 100, said Register's Office; thence South 33½° East, with the Southwesterly line of said ten foot strip as shown on the map of Kenner Manor Land Company's Subdivision, 965 feet to a post on South abutment; thence South 2° West 367 feet to the Northeast corner of Lot No. 5 as shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, said Register's Office; thence North 57° West, with the Northeasterly line of Lots Nos. 1 to 5 inclusive of the Royal Oaks Land Company's Subdivision, 945 feet to a point; thence North 59½° West 100 feet to a point; thence South 49° West 46 feet to a point in the Northeasterly margin of said boulevard; thence with said boulevard, North 50° West 160 feet to the beginning, containing 12 acres, more or less, LESS PRIOR CONVEYANCES OF RECORD.

Being part of the property conveyed to Susie Boston Rodgers by deed of record in Book 1136, page 40, said Register's Office for Davidson County, Tennessee, the said Susie Boston Rodgers having since died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record at Book 187, page 624, office of the Clerk of the Probate Court for said county.

TRACT 4: (Unimproved property; Map 116-7, Parcel 048)

Land in Davidson County, Tennessee, being the northerly portion of Lot No. 1 on the Plan of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said county,

described according to the survey of Ralph W. E. Lambert #162, September 12, 1974 as follows:

Beginning at an iron pin in the easterly margin of Lynwood Boulevard, which is North 1° 41′ 20" East 151.48 feet from an iron pin in the intersection of the easterly margin of Lynwood Boulevard and First Street, thence North 86° 58′ 43" East 120.02 feet to an iron pin, thence North 57° 00′ 00" West 140.0 feet to an iron pin in the easterly margin of Lynwood Boulevard, thence with said margin of Lynwood Boulevard, southerly 82.6 feet to the point of beginning.

Being the same property conveyed to Susanne Rodgers Nelms, Robert B. Rodgers and Susie Boston Rodgers and John Alden Rodgers, of record in Book 4921, page 308, Register's Office for Davidson County, Tennessee, the said Susie Boston Rodgers having since died testate residents of Davidson County, Tennessee, leaving a Last Will and Testament of record at Book 187, page 624, office of the Clerk of the Probate Court for said county.

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IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON CO. TN.