BOOK 9796PG513

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Billy Gann 505 Ben Allen Road Nashville, TN 37216	Same	Map 61 Parcel 22.02

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dywana A. Gann, aka Dottie A. Gann, by these presents do hereby quitclaim and convey unto Billy Gann, his successors and assigns, all my right, title and interest in and to the following tract of land:

LAND in the 12th Civil District of Davidson County, Tennessee, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 28, 1977, Job No. W2-16796-A, as follows:

IN ORDER to determine the true point of beginning, begin at a point in the northeasterly margin of the original right of way of Ben Allen Road, said point being located northwestwardly 1544 feet along the northeasterly margin of the original right of way of Ben Allen Road from the southwest corner of Lot No. 246 on the Plan of Maplewood Heights, of record in Book 547, page 103, Register's Office for said County, said point also being the common corner in the northeasterly margin of the original right of way of Ben Allen Road of the property conveyed to Judy McElroy, by deed from John P. Mayo and wife, Ellen Mayo, of record in Book 5101, page 774, said Register's Office, and the property conveyed in fee to the State of Tennessee by deed from Timothy J. McElroy and wife, Judith L. McElroy, of record in Book 5092, page 321, said Register's Office; thence with the line between said Judy McElroy's property and said property conveyed in feet to the State of Tennessee N 25 degrees east according to prior deeds to the property herein described or N 29 degrees 02' E according to said deed to the State of Tennessee, 0.12 feet to the true point of beginning, said true point of beginning lying in the proposed northeasterly margin of Ben Allen Road, thence with the westerly line of said Judy McElroy's property N 25 degrees east 352.88 feet to a point in the southerly line of the property conveyed to Howard Gehrig and wife, Betty Gehrig, by deed from, George W. Nickens and wife, Melvin Tate Nickens, of record in Book 3403, page 407, said Register's Office; thence with the southerly line of said Gehrig's property N 57 degrees 50' West 70 feet to the northeast corner of Walter B. Williams' property; thence with the easterly line of said Williams' property S 21 degrees west 358 feet to a point in the northeasterly margin of the original right of way of Ben Allen Road; thence with the original right of way of Ben Allen Road and continuing with the proposed right of way of Ben Allen Road as established by said deed of the State of Tennessee, southwardly 45 feet, more or less, to the true point of beginning.

BEING the same property conveyed to Billy E. Gann by deed from Harold E. Rainey and wife, Geneva G. Rainey, as of record in Book 8907, page 617, Register's Office for Davidson County, Tennessee.

ALSO conveyed herewith are all of the Grantors' rights, title and interest in and to a permanent, exclusive easement for driveway purposes appurtenant to the property conveyed hereby, said easement being described in an instrument of record in Book 5223, page 223, Register's Office for Davidson County, Tennessee.

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

Witness my hand this 13th day of September, 1995.

Dywana A. Gann
DYWANA A. GANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa R. Gibson, a Notary Public, in and for said County and State, DYWANA A. GANN, aka Dottie A. Gann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Nashville this 13th day of September, 1995.

Theresa R. Gibson
NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ none.

Billy E. Gann
AFFIANT

Sworn to and subscribed before me this 15 day of Sept., 1995.

NOTARY PUBLIC
My Commission Expires: 11/20/96

THIS INSTRUMENT PREPARED BY:

H. TOM KITTRELL, JR.
Attorney at Law
1416 Parkway Towers
Nashville, TN 37219

From information provided by parties.
Preparer makes not warranty as to title.

4709 09/15 0101 03CHECK
8.00

95 SEP 15 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
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