This instrument was prepared by:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

BOOK 9802 PG 754

Address New Owner as:

COPY

Penelope P. Treanor
233 Harbor Drive
Hendersonville, TN 37075

Send Tax Bills to:

Same

Map: Tract 1 is Map _____
Tract 2 is Map 90-12
Tract 3 is Map 104-15

Parcel: Tract 1 is Parcel _____
Tract 2 is Parcel 115
Tract 3 is Parcel 371

0103641
IDENTIF. & REFERENCE

95 SEP 22 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William O. Treanor, III**, hereinafter called the Grantor, have bargained and sold, and by these presents, do hereby transfer, convey and quitclaim unto **Penelope P. Treanor**, hereinafter called the Grantee, her heirs and assigns, all my right, title, claim, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Tract No. 1: Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, Pages 2, 3, 4, 5 and 6, Register's Office for said County, described according to a copy of a survey by Turner Engineering Company, Inc. dated February 7, 1967, as follows: 4.40 Acres

BEGINNING at a point in the northeasterly margin of American Road at the common front corners of Lots Nos. 97 and 98; thence with the line between said Lots, northeastwardly 215.6 feet to a point at the common rear corners of said Lots; thence with the rear line of Lot No. 98, South 18 degrees 25 minutes East 98.0 feet to a point, the original rear corners of Lots Nos. 98 and 99; thence with the original south side line of Lot No. 98, southwestwardly 66.5 feet to the southeast corner of the property conveyed by Consolidated Developments, Inc. to the State of Tennessee of record in Book 3127, Page 51, Register's Office for Davidson County, Tennessee, at the beginning of a curve to the right having a radius of 4140.42 feet; thence with said curve and along the northwesterly margin of the right of way of Interstate Highway 40, southwestwardly 101.6

feet to a point in the northeasterly margin of American Road at a concrete highway marker, the northwest corner of the property conveyed to the State of Tennessee (Supra); thence with said margin of said American Road, northwestwardly 42.9 feet to the point of beginning.

BEING the same property conveyed to William O. Treanor, III, by deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 4105, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, setback line and conditions of Owner's Certificate of record in Book 2638, page 490, and as shown on plan of record in Book 2663, pages 2 through 6, said Register's Office.

This conveyance is subject to lack of direct access to controlled Highway from the premises in question to Interstate 40.

This conveyance is subject to the rights, conditions, obligations and restrictions in regard to the use of sewerage systems stated in an agreement between Consolidated Developments, Inc., and the City of Nashville, recorded in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

Tract No. 2: Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 118 on the Map of Charlotte Park, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County, described as follows:

BEGINNING at a point in the northwest margin of Annex Avenue, common corner of Lots Nos. 118 and 119; thence northwesterly with the line between said two lots 149.7 feet to their common rear corner; thence southwesterly 77.0 feet to a point in the northeasterly margin of Henry Ford Drive; thence with the margin of said Drive southeasterly 124.7 feet; thence around a curve easterly 39.3 feet to a point in the northwest margin of Annex Avenue; thence with the margin of said Avenue northeasterly 52 feet to the point of beginning.

BEING the same property conveyed to William O. Treanor, III, d/b/a Treanor Co. and wife, Penelope Jean Treanor, by deed from Ray D. Osborne and wife, Georgia O. Osborne, of record in Book 4205, Page 866, Register's Office for Davidson County, Tennessee.

Tract No. 3: Being the westerly 66-2/3 feet of the South half of Lot No. 22 on the Plan of Belair and of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 22 fronts 66-2/3 feet on the northerly side of Woodlawn Avenue, formerly Belair Avenue, and runs back between parallel lines 192 feet to a dead line.

2702

BEING the same property conveyed to William O. Treanor, III and wife, Penelope D. Treanor, by deed from Lucy Elizabeth Harris Treanor, of record in Book 5786, Page 6, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 18 day of January, 1994.

William O. Treanor, III

WILLIAM O. TREANOR, III

****

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 **William O. Treanor, III**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18 day of January, 1994.

Ruby Mayo
Notary Public

My Commission Expires: _____

****

STATE OF TENNESSEE]
COUNTY OF Davidson

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

William O. Treanor, III
Affiant

Sworn to and subscribed before me, this 18 day of January, 1994.

Ruby Mayo
Notary Public

My Commission Expires: _____

7/61 09/22 0101 01CASH 12.00