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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:	
Alda Rae McAdams 6205 Hillsboro Road Nashville, Tenn. 37215	Same	Map 144 Parcel 70 7356 02/12 0101 03CHECK	12.00

WHEREAS, I, ROBERT S. MCADAMS, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Alda Rae McAdams, a/k/a Alda Rae G. McAdams;

WHEREAS, I now desire to convey to my spouse, ALDA RAE MCADAMS, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Robert S. McAdams, do hereby quitclaim and convey unto my spouse, Alda Rae McAdams, all of my right, title and interest in and to the following described tract or parcel of land hereinafter described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to boundary surveys by Turner Engineering Co., Inc., dated November 15, 1984 and September 5, 1985, and with reference to recorded subdivision plats and instruments of conveyance hereinafter mentioned, as follows:

Beginning at a point in the easterly line of Chickering Estates, Section 1, of record in Book 2663, page 87; said point being North 11°49'06" West .96 feet from an iron pin set in concrete, said pin being at the easternmost corner of Lot 20 on the plan of Chickering Estates, Section 1; thence with the boundaries of said Chickering Estates, Section 1, North 11°49'06" West a distance of 382.04 feet to another iron pin set in concrete, and South 89°16'57" East a distance of 35.22 feet to a concrete monument, and South 83°19'16" East a distance of 34.63 feet to a concrete monument at the southwest corner of Lot 17 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146; thence with the south line of said Lot 17, South 82°48'30" East a distance of 485.45 feet to an iron pin at the southwest corner of Lot 16 on said plan of Chickering Estates, Section 3; thence with the south line of said Lot 16 and said line extended, South 82°48'30" East a distance of 558.18 feet to a point in the west line of Tract No. 1 conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence with said west line of Arlt, Jr. and Hale, South 6°47'30" West distance of 405.83 feet to a point in the north margin of a 50-foot private road; thence with the north margin of said road, North

96 FEB 12 PM 3:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011,9791

71°06'30" West a distance of 31.8 feet to a point of beginning of a curve to the left, and along said curve having radius of 1683.9 feet a distance of 303.69 feet to a point, and North 81°26'30" West a distance of 213.0 feet to a point at the beginning of a curve to the right, and along said curve having radius of 100.0 feet a distance of 58.58 feet to a point at the beginning of a curve to the left, and along said curve having radius of 50.0 feet a distance of 91.75 feet to a point in a fence line; thence with said fence line, the following calls and distances: North 83°26'07" West 87.11 feet; North 87°48'10" West 30.56 feet; South 3°46'43" East 9.91 feet; South 88°20'06" West 46.22 feet; North 8°22'28" West 9.70 feet; North 4°50'04" West 9.83 feet; North 9°09'23" West 10.17 feet; North 13°51'46" West 9.89 feet; North 27°19'42" West 10.07 feet; North 33°48'00" West 10.18 feet; North 48°16'10" West 10.07 feet; North 55°39'26" West 9.9 feet; North 85°09'12" West 8.43 feet; South 62°38'57" West 9.83 feet; South 37°09'26" West 10.59 feet; South 26°33'29" West 10.03 feet; South 13°50'30" West 9.9 feet; North 87°45'16" West 87.26 feet to the point of beginning.

ALSO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30°11' West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72°27' West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82°47' West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.

Being the same property conveyed to Robert S. McAdams and wife, Alda Rae G. McAdams by deed of record in Book 9722, page 332, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property known as 6205 Hillsboro Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of February, 1996.

Robert S. McAdams

Robert S. McAdams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 9th day of February, 1996.

Sally R. Oliver

Notary Public

My Commission Expires:
3.21.98

SALLY R. OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Alda Rae McAdams

Alda Rae McAdams

Subscribed and sworn to before me this 9th day of February, 1996.

Sally R. Oliver

Notary Public

My Commission Expires:
3.21.98

SALLY R. OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.