THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0262415.03 01/22/96 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Helen Niederhauser Parker, Patricia Parker Newton and Pamela Parker McCarthy	c/o Mrs. Freddie N. Phillips 6514 W. Langley Lane McLean, Virginia 22101	Map 171 Parcel 89

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of love and affection (and no monetary consideration), I, Helen Niederhauser Parker, the Grantor, hereby convey and quitclaim unto my daughters, Patricia Parker Newton and Pamela Parker McCarthy, the Grantees, the heirs, successors and assigns of the Grantees, a 1/290th undivided interest each, to be held as tenants in common, in and to a certain tract or parcel of land in Davidson County, Tennessee (each 1/290th undivided interest being conveyed to each Grantee herein being a portion of Grantor's original one-fourth (1/4th) undivided interest in the property), described as follows:

Land in Davidson County, Tennessee, consisting of two acreage tracts and certain lots located in Brentwood Gardens Subdivision, all of which is more particularly described as Tracts I, II and III.

Tract I

Beginning at a point in the center of the County Road, same being the original southeast corner of the Moore Farm and running thence with the center line of the County Road, north 86¾° west 1638 ft. to an iron pin; thence with the center line of a new road to be opened with a width of 30 ft. north 3° East 2,129 ft. to a point on the edge of a private road; thence with the margin of said road east 125 ft. to a point; thence north 260 ft. to a point and original corner of the Moore Farm; thence with the original boundary line of said Farm south 87¾° east 2,684 ft. to a point, northeast corner of said Farm; thence south 2½° west 272 ft.; thence south 66° west 1,277 ft.; thence south 3½° west 1,602 ft. with the original boundary line of Moore Farm to the point of beginning containing 106 acres, more or less, by a survey made by John Wilkes, civil engineer.

Tract I being the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, by Installment Deed from John P. Frank and wife, Jessie Dora Frank, of record in Book 699, page 778, said Register's Office, and being the same property vested in Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Irma Louise Niederhauser Keisling and Freddie Niederhauser Phillips as Devisees under the Last Will and Testament of Cleo Roy Niederhauser, of record in Will Book 99, page 62, Probate Court for said County, the said Fred Von Niederhauser having predeceased Cleo Von Niederhauser.

Included in the foregoing description, but expressly excluded from this conveyance, is property heretofore conveyed out of the foregoing tract by Cleo Von Niederhauser to Claude J. Keisling and wife, Irma Louise Keisling, by deed of record in Book 4373, page 413, Register's office for Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the Sixth, formerly Eighth, Civil District of Davidson County, Tennessee, being part of Lot 2 on the Plan of Lands of Samuel Perkins, deceased, which land is on file on the Chancery Court Clerk's office with the papers in the case of Jordan v. Perkins, but is not recorded, and a part of Lot No. 2 on the Plan of Lots of Peter Owen, deceased, as of record in Minute Book G, page 238, of the County Court of Davidson County, Tennessee, described according to a survey made by Parrish-Ragan, Inc., surveyors, dated August 13, 1969, as follows:

Commencing at an iron stake on the southerly margin of Old Hickory Boulevard 482 ft. east of the intersection of said southerly margin with a rock wall, said point of beginning also being 1,188 ft. more or less east of the intersection of said southerly margin with the easterly margin of Cloverland Drive; thence, running north 82° east along said southerly margin of Old Hickory Boulevard 250 ft. to an iron stake; thence south 8° east 517.51 ft. to an iron stake; thence south 78° 45 minutes west 250.40 ft. to an iron stake; thence north 8° west 531.70 ft. to the beginning and containing 3 acres more or less.

Tract II

Being part of Lot Number 2 on the Plan of the Lands of Samuel Perkins, deceased, which Plan is on file in the Chancery Court Clerk's office with the papers in the case of Jordan v. Perkins, but is not recorded, and a part of Lot Number 2 on the Plan of Lots of Peter Owen, deceased, as of record in Minute Book G, page 238, of the County Court of Davidson County, Tennessee, described according to a blueprint of a map made by Erle Drake, County Surveyor, of Davidson County, Tennessee, July 3, 1929, as follows:

Beginning at the corner of a stone fence, in the center of a 30 ft. avenue being Frank's northeast corner; running thence with the center of said avenue, south 87° east, 92 poles to a stake; north 86¼° east 118.41 poles to a stake in the west line of the Owen land; thence south 1° west, 35.39 poles to the northeast corner of a 68.22 acre tract conveyed by Woods to Moore; thence with the north line of said tract and with the Niederhausers' north line, north 88¾° west 209.86 poles to a stone fence; thence with said fence, north 2-1/4° east 23½° poles to the beginning, containing 34.64 acres, more or less.

Tract II being the same property conveyed to Fred Von Niederhauser and wife, Cleo Von Niederhauser, by deed from J. C. Wood and wife, M. E. Wood, of record in Book 772, page 593, said Register's Office, and being the same property vested in Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Irma Louise Niederhauser Keisling and Freddie Niederhauser Phillips as Devisees under the Last Will and Testament of Cleo Roy Niederhauser, of record in Will Book 99, page 62, Probate Court for said County. The said Fred Von Niederhauser having predeceased Cleo Von Niederhauser.

Tract III

Lots 6, 7, 8, 9 and 10 on the Plan of R. W. Bratton and Company's Brentwood Gardens Subdivision of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, November 1934, as follows:

Said Lot No. 6 begins on the northerly margin of a 30 ft. street at a point 406 ft. east of the easterly margin of an unnamed county road, said point being the corner of Lots Nos. 4 and 6; thence northwardly and with the line between Lots Nos. 4 and 6 and Lots Nos. 3 and 6, 286.5 ft. to the common corner of Lots Nos. 2, 3, 5 and 6; thence with the line between Lots Nos. 5 and 6 eastwardly 282 ft. to the westerly line of the F. V. Niederhauser property; thence with the same southwardly 268.5 ft. to the northerly margin of said first mentioned street; thence with the same westwardly 260 ft. to the point of beginning, containing 1.71 acres, more or less.

Said Lots Nos. 7, 8, 9 and 10 are described together as follows: beginning at the southeast corner of an unnamed county road and a 30 ft. unnamed street; thence with the easterly margin of said county road southwardly 600 ft. to the corner of Lots Nos. 10 and 11; thence with the line between said two lots eastwardly 500 ft. to the westerly line of the F. V. Niederhauser property; thence with the same northwardly 600 ft. to the southerly margin of said 30 ft. street; thence with same westwardly 539 ft. to the beginning, containing 7.14 acres, more or less.

Tract III being the same property conveyed to Fred V. Niederhauser and wife, Cleo Roy Niederhauser by Installment Deed from J. M. Whitsitt, Trustee, of record in Book 965, page 49, said Register's Office, and being the same property vested in Dorothy Niederhauser Wallman, Helen Niederhauser Parker, Irma Louise Niederhauser Keisling and Freddie Niederhauser Phillips as Devisees under the Last Will and Testament of Cleo Roy Niederhauser, of record in Will Book 99, page 62, Probate Court for said County. The said Fred Von Niederhauser having predeceased Cleo Von Niederhauser.

Included in the foregoing description but expressly excluded from this conveyance is Lot No. 6 on the Plan of R. W. Bratton and Company's Brentwood Gardens Subdivision of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee, which lot was conveyed by F. V. Niederhauser and wife, Cleo Niederhauser, to L. M. Verrick and wife, Dorothy L. Verrick, by deed of record in Book 971, page 670, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southeast corner of Lot No. 4 of said Plan and easterly margin of a 30 ft. street, running thence in northerly direction and with the easterly boundaries of Lots Nos. 3 and 4 of said Plan, 286.5 ft. to a corner of Lots Nos. 3, 2 and 5 in said Plan; thence easterly direction and with the southerly boundary of Lot No. 5 282 ft. to a point; thence in southerly direction, 268.5 ft. to a point, being the southeast corner of said Lot No. 6; thence westwardly and with the easterly margin of a 20 ft. street, 260 ft. to the point of beginning, and containing 1.71 acres, more or less.

Grantor has previously conveyed a 3/290th interest to Patricia Parker Newton and a 3/290th interest to Pamela Parker McCarthy, in said property by quitclaim deeds of record in Book 8876, page 648, Book 9243, page 562, and Book 9567, page 784, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of February, 1996.

Helen Niederhauser Parker
HELEN NIEDERHAUSER PARKER

3136 02/14 0101 03CHECK 16.00

STATE OF Georgia)
COUNTY OF Cherokee)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Helen Niederhauser Parker, 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 10th day of February, 1996.

Julie A. Stabile
Notary Public

My Commission Expires:
Notary Public, Cherokee County, Georgia.
My Commission Expires December 3, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Helen Niederhauser Parker
Affiant

Subscribed and sworn to before me
this 10th day of February, 1996.

Julie A. Stabile
Notary Public

My Commission Expires:
Notary Public, Cherokee County, Georgia.
My Commission Expires December 3, 1999.

0150499
IDENTIFICATION REFERENCE
95 FEB 14 PM 4:15
DAVIDSON COUNTY, TN.