BOOK 9974 PG 216

PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

QUITCLAIM DEED

Address of New Owner as Follows:	Marsha Lynn McCarthy 5841 Happy Hollow Road Joelton, TN 37080
Send Tax Bills To:	Marsha Lynn Willis-McCarthy 5841 Happy Hollow Road Joelton, TN 37080
Map Parcel Numbers:	Map 29; Page 87

KNOW ALL MEN BY THESE PRESENTS:

That **KEVIN DOUGLAS JOSEPH McCARTHY**, for the express purpose of making a conveyance as part of a Marital Dissolution Agreement entered into by and between Marsha Lynn McCarthy and Kevin Douglas Joseph McCarthy, in the Circuit Court for Davidson County, Tennessee, does hereby quitclaim and convey unto the said Marsha Lynn McCarthy, her heirs and assigns, all of his right, title and interest in and to the following described tract of land located in Joelton, Davidson County, Tennessee, including any marital, legal or equitable interest whatsoever he may have, said property being more particularly described as follows:

"Parcel No. 1: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as Tract No. 3 according to a survey made by C.J. Carney, Surveyor, May 29, 1957, as follows:

Beginning at a point in the northern boundary line of the property conveyed to Nichols, N 9 degrees 15' W 299.3 feet and N 42 degrees W 120.8 feet from the center of the Old Eaton's Creek Road; thence with the northern boundary line of said Nichols property and the property conveyed to Lee Aita, N 83 degrees W 510 feet to the SE corner of Tract No. 1 shown on said survey; thence with the line between said Tracts Nos. 1 and 3, N 60 degrees 54' E 132 feet to the common corner of Tracts Nos. 1, 3 and 4 as shown on said survey; thence with the line between Tracts 3 and 4, N 86 degrees 57' E 152 feet; thence S 63 degrees 15' E 238 feet; thence S 42 degrees E 36.1 feet to the beginning, containing 0.78 acres, more or less.

Parcel No. 2; Easement for the benefit of Parcel No. 1 as created by deed from William W. Glenn, et ux, to James B. Johnson, et ux, of record in Book 4342, Page 39, said Register's Office for ingress and egress over, under and across the premises described as follows: An easement for a driveway as now existing and as shown on the above survey extending from the SE corner of Tract No. 4 on said survey in an easterly and southerly direction to Eaton's Creek Road on and across and over a strip or parcel of land which is dedicated for said purposes and to be used jointly by the owners of Tracts Nos. 1, 2, 3 and 4 as shown on said survey, their heirs and assigns, and which is described as follows:

Beginning at the southeast corner of Tract No. 4 on said survey being also the southwest corner of the property conveyed to Sanders; thence with the southern boundary line of said Tract No. 4, S 71 degrees 30' W 67.5 feet to the common corner of Tracts Nos. 3 and 4; thence with the eastern boundary line of said Tract No. 3, S 63 degrees 15' E 238 feet; thence S 42 degrees E 156.9 feet; thence S 9 degrees 15' E 299.3 feet to the center of Old Eaton's Creek Road; thence with the same S 88 degrees E 50 feet; thence N 42 degrees 2' 285 feet; thence N 73 degrees W 122.1 feet to the beginning containing 0.78 acres, more or less.

Being the same property conveyed to William J. Nelms, et ux, Joyce Fay Nelms, by deed from Dorothy May Young, widow, as of record in Book 4909, Page 326, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Marsha L. Willis, unmarried, by deed as of record in Book 7375, Page 942, Register's Office for Davidson County, Tennessee."

Witness my hand this the 2nd day of January, 1996.

KEVIN DOUGLAS JOSEPH McCARTHY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **KEVIN DOUGLAS JOSEPH McCARTHY**, the bargainor, 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, this the 2nd day of January, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

KEVIN DOUGLAS JOSEPH McCARTHY

Subscribed to and sworn before me this the 2nd day of January, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 24, 1998

b:Marsha3

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DAVIDSON COUNTY, TN.

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IDENTIF. ↑ REFERENCE