0161260

IDENTIF. # REFERENCE

BOOK 9982 PG 468

Prepared by:
Tommy C. Estes
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

95 MAR 18 PM 3:47

REGISTER
DAVIDSON COUNTY, TN.

Box 21-B

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Tommy C. Estes-Trustee **2200 First Union Tower** **150 Fourth Avenue North** **Nashville, TN 37219**	**Tommy C. Estes-Trustee** **2200 First Union Tower** **150 Fourth Avenue North** **Nashville, TN 37219**	**Map 135-00-0** **Parcel 34.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, John W. Stapp, IV, Trustee, Grantor, by these presents, does hereby quitclaim and convey unto Tommy C. Estes, Successor Trustee, his successors and assigns, all of his right, title, and interest as Trustee in and to the following described property in Davidson County, Tennessee, described as follows:

> Beginning at a point in the center of the Franklin Limestone Road in the 2nd Civil District of Davidson County, Tennessee, at an iron pin; thence south 37 degrees 00 minutes West 100 feet to a point; thence south 35 degrees 50 minutes West, 46 feet to point; thence south 33 degrees 45 minutes West, 50 feet to a point; thence south 26 degrees 40 minutes West, 50 feet to a point; thence south 23 degrees 30 minutes West, 50 feet to a point; thence south 22 degrees 20 minutes West, 311 feet to a point; thence north 69 degrees 32 minutes West, 208 feet to a corner post and along an old fence line; thence along the old established fence line north 6 degrees 55 minutes East, 140 feet to a point; thence north 3 degrees 20 minutes East, 383 feet to 15 inch maple; thence south 82 degrees 25 minutes East, 434 feet to the point of beginning. The same being 3.06 acres and described according to a plan showing the boundary survey tract of land by E. L. Miller, Jr. and Company, dated 6/10/66.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> Being the same property conveyed to John W. Stapp, IV, Trustee, by Warranty Deed from S & S Industries, Inc., a Tennessee corporation, dated February 26, 1988, of record in Book 7481, Page 845 in the Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as Franklin Limestone Road, Nashville, TN.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor as Trustee. This transfer is by quitclaim and the Grantor makes no warranties about the title.

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

WITNESS MY HAND this 8th day of March, 1996.

John W. Stapp, IV
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me John A. Ruys, a Notary Public of this County, John W. Stapp, IV, 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 8TH day of MARCH, 1996.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

John A. Ruys
Notary Public
My Commission Expires: My Commission Expires NOV. 28, 1998

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

Tommy C. Estes

Tommy C. Estes-Successor Trustee, Grantee

Sworn and subscribed to before me this 14th day of March, 1996.

My Commission Expires: 10/4/98

Candace L. Kennedy
Notary Public

CANDACE L. KENNEDY NOTARY PUBLIC WILSON CO. TENN.

6653 03/18 01:01 3CHECK 8.00