MMB
Box 37

PRIOR 9980 PG 313

PREPARED BY: Law Office of Bobby D. Davis
101 Shepherd Hills Drive
Madison, Tennessee 37115

NAME/ADDRESS NEW OWNER:

Edenwald Properties
c/o Robert D. McClendon
109 Madison Building
Madison, TN 37115

SEND TAX BILLS:

Same as above

MAP & PARCEL:
Map 34-2
Parcel 22
Map 34-6
Parcel 35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Bobby D. Davis
AFFIANT

Subscribed and sworn to before me this 14th day of MARCH, 1996.

Nancy W. Hewitt
NOTARY PUBLIC

My Commission Expires: 5-23-98

NOTARY PUBLIC STATE OF TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, ROBERT D. McCLENDON, JAMES ROBIN McKINNEY, Jr., *Executor of the Estate of James R. McKinney*, and CHARLES N. PARKER, *Executor of the Estate of Hubert L. Baker*, by these presents do hereby quitclaim and convey unto **Edenwald Properties, a General Partnership**, their successors and assigns, all our right, title and interest in and to two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

MAP 34-2, PARCEL 22

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Plat Book 421, Page 105, at the Register's Office for Davidson County, Tennessee, and being the property of James R. McKinney, et al, of record in Deed Book 6208, Page 134, and being bounded on the north by Lot 2 of the Revised Master Plat of the Rivergate Place, as of record in Plat Book 6900, Page 368, and being the property of Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by part of an unnamed lot of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, on the south by the north right-of-way line of Myatt Drive, and on the west by part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of Kenneth L. Dudney and Barbara L. Dudney, as of record in Deed Book 7754, Page 592, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive, at a corner common with Kenneth L. Dudney and Barbara L. Dudney;

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Thence with Kenneth L. Dudney and Barbara L. Dudney north 42 deg 53 Min 23 Sec East, 238.34 Feet to an iron rod at a common corner with said Lot 2;

Thence with said Lot 2 for the following two calls;

Thence north 43 deg 00 min 26 sec east, 30.00 feet to an iron rod;

Thence south 47 deg 22 min 01 sec east, 201.20 feet to an iron rod at a common corner with said unnamed lot;

Thence with said unnamed lot south 48 deg 56 min 04 sec west, 308.64 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive for the following three calls;

Thence north 37 deg 50 min 17 sec west, 143.28 feet to a pk nail;

Thence north 51 deg 43 min 44 sec east, 10.00 feet to a pk nail;

Thence north 37 deg 50 min 17 sec west, 29.27 feet to the point of beginning.

Containing 54.082 square feet (1.242 acres more or less)

TAX MAP 34-6, PARCEL 35

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, at the Register's Office for Davidson County, Tennessee, and being bounded on the north by Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by James R. McKinney, Trustee, as of record in Deed Book 4770, Page 24, on the south by the north right-of-way line of Myatt Drive, and on the west by James R. McKinney, et al, as of record in Deed Book 6208, Page 134, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive at a corner common with James R. McKinney, et al;

Thence with James R. McKinney, et al, north 48 deg 56 min 04 sec east, 308.64 feet to an iron rod in the south property line of Robert H. Williams, et ux;

Thence with the south property line of Robert H. Williams, et ux, south 45 deg 00 min 39 sec east, 127.72 feet to an iron rod;

Thence south 33 deg 43 min 51 sec east, 22.53 feet to an iron rod at a corner common with James R. McKinney, Trustee;

Thence with James R. McKinney, Trustee, south 48 deg 56 min 04 sec west, 322.99 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive north 37 deg 50 min 17 sec west, 150.00 feet to the point of beginning.

Containing 47,579 square feet (1.092 acres more or less).

Said parcels of property are known as 747 Myatt Drive, Madison, Tennessee (Map 34-2, Parcel 22) and Myatt Drive at Edgefield Junction Road, Madison, Tennessee (Map 34-6, Parcel 35) and are conveyed subject to such limitations, restrictions and

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encumbrances as may affect the premises.

WITNESS my hand this 12th day of March, 1996.

Robert D McClendon

ROBERT D. McCLENDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert D. McClendon**, as a Partner of Edenwald Properties, the within-named bargainor(s), with whom I am personally acquainted (or who 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 and official seal at Madison, Tennessee, this 12th day of March, 1996.

Nancy W. Hinton

NOTARY PUBLIC

My Commission Expires: 5-23-98

WITNESS my hand this 13th day of March, 1996.

Executor

JAMES ROBIN McKINNEY, JR.,
Executor of the Estate of
James R. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Robin McKinney, Jr. Executor of the Estate of James R. McKinney**, as a Partner of Edenwald Properties, the within-named bargainor(s), with whom I am personally acquainted (or who 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 and official seal at NASHVILLE, Tennessee, this 13th day of March, 1996.

Bobby R. Davis

NOTARY PUBLIC

My Commission Expires: 11-22-97

WITNESS my hand this 13th day of MARCH, 1996.

CHARLES N. PARKER,
Executor of the Estate of
Hubert L. Baker

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BOOK 9980 PG 316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles N. Parker, Executor of the Estate of Hubert L. Baker, as a Partner of Edenwald Properties,** the within-named bargainor(s), with whom I am personally acquainted (or who 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 and official seal at NASHVILLE, Tennessee, this 13th day of March, 1996.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

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96 MAR 21 PM 12:10
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0162377

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