38

This Instrument Prepared By:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 10008 PG 145

Address of New Owner:
Walter M. Morgan, III and
William D. Morgan, Trustees
200 Evelyn Avenue
Nashville, TN 37205

Send Tax Bills To:
Dudley Brown Morgan
210 Evelyn Avenue
Nashville, TN 37205

Map/Parcel No.:
116-06-7

QUITCLAIM DEED

WHEREAS, Dudley Brown Morgan is the owner of the hereinafter described property and desires to convey the same to a trust.

NOW, THEREFORE, for and in consideration of the premises, and for no monetary consideration, **Dudley Brown Morgan** (the "Grantor"), a widow, does hereby quitclaim and convey unto **Walter M. Morgan, III** and **William D. Morgan, Trustees,** under a Trust Agreement dated April 4th, 1996, their successors in trust and assigns, all of her right, title and interest in and to the following described real property in Davidson County, Tennessee, to wit:

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District, Nashville, Davidson County, Tennessee, located generally in the southeasterly quadrant of the intersection of U.S. Highway 70 and Evelyn Avenue, and being more particularly described by a survey dated December 7, 1995, by Barge, Waggoner, Sumner and Cannon, Inc., Nashville, Tennessee, bearing File No. 9746-02, as follows:

BEGINNING at a concrete monument in the southerly right-of-way line of U.S. Highway 70, said monument being easterly 750.60 feet from the easterly terminus of a curve return to the easterly right-of-way line of Evelyn Avenue;

THENCE, leaving said right-of-way line, with the westerly line of Bonaventure Place as of record in Book 5200, Page 448 and 449, R.O.D.C., the following calls:

S 27° 04' 27" E, 21.39 feet to a concrete monument;

S 00° 46' 08" W, 132.00 feet to an iron pin;

S 09° 30' 56" W, 53.60 feet to a concrete monument;

With a curve to the left 247.12 feet to a concrete monument, said curve having a central angle of 66° 48' 07", a radius of 211.96 feet, a tangent of 139.77 feet, and a chord of S 24° 21' 24" E, 233.36 feet; and

S 57° 38' 37" E, 468.22 feet to a point;

THENCE, leaving said line of Bonaventure Place, with the northerly line of property conveyed to John H. Noel, et ux. by deed of record in Book 4487, Page 742, R.O.D.C., the following calls:

S 39° 47' 20" W, 195.96 feet to a point;

S 54° 19' 25" E, 50.10 feet to a point; and

S 30° 41' 54" W, 90.00 feet to a point;

THENCE, with the westerly line of said Noel property, S 56° 08' 06" E, 189.50 feet to a point in the northerly right-of-way line of Clarendon Avenue;

THENCE, with said northerly right-of-way line, the following calls:

With a curve to the left 11.57 feet to a point, said curve having a central angle of 02° 43' 31", a radius of 243.20 feet, a tangent of 5.78 feet, and a chord of S 31° 41' 06" W, 11.57 feet;

S 30° 19' 20" W, 354.33 feet to a point; and

With a curve to the right 80.15 feet to a point in the easterly right-of-way line of Evelyn Avenue, said curve having a central angle of 91° 50' 29", a radius of 50.00 feet, a tangent of 51.63 feet, and a chord of S 76° 14' 35" W, 71.84 feet;

THENCE, with said easterly right-of-way line, the following calls:

N 57° 50' 11" W, 160.01 feet to a point;

With a curve to the right 335.34 feet to a point, said curve having a central angle of 21° 13' 42", a radius of 905.10 feet, a tangent of 169.62, and a chord of N 47° 19' 20" W, 333.43 feet;

N 36° 36' 29" W, 174.69 feet to a point; and

With a curve to the left 59.28 feet to a point, said curve having a central angle of 02° 31' 32", a radius of 1344.96 feet, a tangent of 29.65, and a chord of N 37° 52' 15" W, 59.28 feet;

THENCE, leaving said right-of-way line, with the southerly line of Lot No. 1 as shown on the plan of Deerfield as of record in Book 7900, Page 207, R.O.D.C., N 54° 10' 13" E, 205.17 feet;

THENCE, with the easterly line of said Lot No. 1, N 32° 16' 36" W, 520.00 feet to a point in the southerly right-of-way line of U.S. Highway 70;

THENCE, with said southerly right-of-way line, with a curve to the right 265.28 feet to a point, said curve having a central angle of 06° 03' 50", a radius of 2506.50 feet, a tangent of 132.76 feet, and a chord of N 49° 13' 01" E, 265.15 feet; and

THENCE, continuing with said southerly right-of-way line, N 52° 14' 56" E, 215.32 feet, to the point of beginning.

The above description was prepared from a survey dated December 7, 1995, made by William C. Watson, Tennessee No. 1487, Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37201.

Being part of the same property conveyed to Foskett Brown and wife, Frances Dudley Brown, for life, with remainder to Dudley Brown by deed from John S. Bransford, et al., Executors and Trustees, of record in Book 1534, page 288, Register's Office for Davidson County, Tennessee; the said Foskett Brown and wife, Frances Dudley Brown, having since died, and the said Dudley Brown now being Dudley Brown Morgan.

This is improved property known as 210 Evelyn Avenue, Nashville, TN 37205.

The above-described property is conveyed subject to:

1. Easement for sanitary sewer and/or storm drainage of record in Book 4419, page 285, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer and/or storm drainage of record in Book 5865, page 323, Register's Office for Davidson County, Tennessee.

3. Flowage of Richland Creek.

4. Such other conditions and limitations as may affect the same.

IN WITNESS WHEREOF, the Grantor has executed this instrument, this 4th day of April, 1996.

Dudley Brown Morgan

Dudley Brown Morgan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DUDLEY BROWN MORGAN, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 04th day of April, 1996.

Carole Newman

Notary Public

My Commission Expires: My Commission Expires NOV. 22, 1997

CAROLE NEWMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ (NONE).

Dudley Brown Morgan

Affiant

Subscribed and sworn to before me,
this 04th day of April, 1996.

Carole Newman

Notary Public

My Commission Expires: My Commission Expires NOV. 22, 1997

CAROLE NEWMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0168920
IDENTIF. ↑ REFERENCE

96 APR -8 PM 4:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

784-2 04/03 0101 03CHECK 12.00

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