THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072
BASED UPON INFORMATION FURNISHED BY THE PARTIES

BOOK 10107 PG 603

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CLARENCE WATSON 814 Donelson Street Old Hickory, TN 37138	SAME	MAP 44-10 PARCEL 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for the express purpose of vesting fee simple title in Clarence Watson;

THE HEIRS AT LAW OF MARY KINNARD WATSON, BEING WILLARD DOUGLAS WATSON AND CLARENCE WATSON, do, by these presents, hereby transfer and convey unto Aaron Adams, Trustee, all of their right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY COPIED HEREIN

Being a portion of the same property conveyed to Eldin R. Watson and wife, Mary Kinnard Watson, by deed of record in Book 1788, page 336, Register's Office for Davidson County, Tennessee; the said Eldin R. Watson having died, property then vested in his widow, Mary Kinnard Watson and the said Mary Kinnard Watson having since died intestate leaving as her sole heirs-at-law her two children, namely Willard Douglas Watson and Clarence Watson.

This is unimproved property known as: Donelson Avenue, Old Hickory, TN

And now I, Aaron Adams, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto CLARENCE WATSON, his sucessors, heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this 29 day of June, 1996.

Aaron Adams, Trustee
AARON ADAMS, TRUSTEE

Willard Douglas Watson
WILLARD DOUGLAS WATSON

Clarence Watson
CLARENCE WATSON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before the undersigned, a Notary Public in and for said County and State, AARON ADAMS, TRUSTEE, WILLARD DOUGLAS WATSON AND CLARENCE WATSON, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29 day of June, 1996.

Cindy Adams
NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is NONE.

Willard D. Watson
AFFIANT

Subscribed and sworn to before me this the 29 day of June, 1996.

Cindy Adams
NOTARY PUBLIC

My commission expires: 11/20/96

EXHIBIT "A"

A parcel of land in the City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 as shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the southwesterly corner of said Lot 3 and the northerly right-of-way line of Donelson Avenue, a 50-foot right-of-way; thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 275 feet to an iron pipe in the common corner of Lot 1 and 2 and the POINT OF BEGINNING of this parcel; thence with the easterly property line of Lot 2, J. R. Carter, et ux, property of record in Book 2341, page 521, Register's Office Davidson County, Tennessee, and Lot 1, Gregory D. Bybee property of record in Book 9483, page 612, said Register's Office, N 28 deg. 43' 12" W, 460.04 feet to a point on manhole cover in the southerly property line of Remay, Inc., property of record in Book 8128, page 368, said Register's Office; thence with Remay, Inc., southerly property line N 59 deg. 41' 00" E, 346.90 feet to a concrete monument; thence S 52 deg. 18' 00" E, 24.00 feet to an iron pin set in the northwesterly corner of Walter T. Jackson property of record in Book 1641, page 466, said Register's Office; thence with Jackson's westerly property line, S 00 deg. 45' 00" W, 565.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 858, said Register's Office; thence with a line severing original Lot 3 and now the northerly property line of Patrick S. Mullins, et ux. property of record in Book 7935, page 508, said Register's Office, N 89 deg. 15' 00" W, 90.00 feet to the point of beginning.

INCLUDED IN THIS CONVEYANCE is all of Grantor's right, title and interest in and to that certain Grant of Easement conveyed to Mary K. Watson a/k/a Mary Kinnard Watson from Patrick S. Mullins and wife, Lisa G. Mullins, of record in Book 7935, page 517, Register's Office for Davidson County, Tennessee, which is an access easement TO the herein described parcel that is upon and ACROSS the Patrick S. ullins, et ux, property, said easement being described as follows: From the pont of commencing of the above described parcel with the northerly right-of-way line of Donelson Avenue in an easterly direction 15 feet; thence in a northerly direction parallel to Mullins westerly property line, 110 feet; thence in an easterly direciton parallel to Donelson Avenue, 5 feet; thence in a northerly direciton parallel to Mullins westerly property line, 165 feet; thence in a westerly direction with the northerly line of Mullins property, 20 feet; thence with Mullin's westerly property line, 275 feet to the point of beginning.

The above described Grant of Easement encompasses that certain Easement retained by Eldin R. Watson and wife, Mary Kinnard Watson, in deed of record in Book 2343, page 414, Register's Office for Davidson County, Tennessee, which was the original outconveyance of the Mullins' property.

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