**THIS INSTRUMENT PREPARED BY:**
**MARTIN C. GINER, ATTORNEY**
**222 SECOND AVENUE NORTH**
**326 WASHINGTON SQUARE**
**NASHVILLE, TN 37201**
**(615) 259-9222**

# QUIT CLAIM DEED

| Address of New Owner As Follows: | Send Tax Bill To: | Map/Parcel No. |
|---|---|---|
| Barbara K. Wade<br>4348 Beekman Drive<br>Nashville TN 37215 | Barbara K. Wade<br>4348 Beekman Drive<br>Nashville TN 37215 | 30/214<br>30/36 & 160 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James I. Caldwell, III, by these presents do hereby quitclaim and convey my interests unto Barbara K. Wade, her successors and assigns, the following described tract or parcel of land, to wit:

**TRACT 23**

BEING a tract of land shown on property map 30, Assessor's Office, bounded in general by Bear Hollow Road on the north, Tracts 5 and 24 of the David Wade Bear Hollow Road Division on the east, Tract 4 of said division on the south, and Tract 6 of said division on the west, and being Tract 23 of said division, more particularly described as follows:

BEGINNING at a point in the center of Bear Hollow Road, the northwest corner of tract 5 of the Bear Hollow Road Division; thence leaving said road and then with said tract 5, south 02 deg. 28 min. 08 sec. west, passing an iron pin at 26.38 feet, in all, 403.71 feet to an iron pin; thence south 86 deg. 52 min. 20 sec. east, 117.60 feet to an iron pin; thence south 02 deg. 28 min. 08 sec. west, 349.39 feet to an iron pin; thence north 86 deg. 52 min. 20 sec. west, 508.11 feet to an iron pin in the east line of tract 6 of the same division; thence north 15 deg. 29 min. 07 sec. west, 21.10 feet to an iron pin; thence north 06 deg. 32 min. 56 sec. east, passing an iron pin at 616.91 feet, in all, 666.91 feet to a point in the center of Bear Hollow Road; thence with the center and with a curve to the left having the following characteristics: Delta is equal to 20 deg. 54 min. 26 sec.; Radius is equal to 786.20 feet; Length is equal to 286.89 feet; Chord is equal to north 84 deg. 16 min. 34 sec. East, 285.30 feet to a point, thence north 73 deg. 49 min. 21 sec. East, 70.88 feet to the point of beginning, containing 7.00 acres, more or less, and being part of Deed Book 7384, Page 605, Register's Office, according to a survey dated 3/6/85 and revised 8/26/86 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

BEING part of the same property conveyed to William McGuire and Roger Sparkman by Deed from David Wade, III and James I. Caldwell, III of record in Book 7384, Page 605, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Barbara Wade and James I. Caldwell III by Deed from Martin C. Giner, Substitute Trustee, of record in Book 8669, page 662, Register's Office for Davidson County, Tennessee.

Included but excluded from the above-described property is a portion of a tract of land described according to a Jim Walter Homes unrecorded survey, which is more particularly described as follows:

BEGINNING at an iron pin on the south margin of Bear Hollow Road, said pin being located in the west line of Tract 5 of the Bear Hollow Road Division; thence leaving said road and with the west line of Tract 5 S 02 deg. 28 min. 08 sec. W 377.33 ft. to an iron pin, the southwest corner of Tract 5; thence S 86 deg. 52 min. 20 sec. E 117.60 ft. to an iron pin, the northwest corner of Tract 24 of the aforementioned division; thence with the west line of Tract 24 S 02 deg. 28 min. 08 sec. W 50.00 ft. to a point; thence leaving Tract 24 N 86 deg. 52 min. 20 sec. W 167.60 ft. to a point; thence N 02 deg. 28 min. 08 sec. E. 436.27 ft. to a point in the center of Bear Hollow Road; thence with the center of the road N 73 deg. 49 min. 21 sec. E 52.77 ft. to a point, the northwest corner of Tract 5; thence with the west line of Tract 5 S 02 deg. 28 min. 08 sec. W 26.38 ft. to the point of beginning.

**TRACT 24**

BEING a tract of land shown on propety map 30, assessor's office, bounded in general by Tracts 5 and 3 of the David Wade Bear Hollow Road Division on the north; by David Shultz on the northeast; by Tracts 25 and 4 of said division on the south; and by Tract 23 of said division on the west, and lying off the south side of Bear Hollow Road, more particularly described as follows:

COMMENCING at an iron pin near the creek and the south margin of Bear Hollow Road, said pin being located in the common line between Tracts 3 and 5 of the David Wade Bear Hollow Road Division; thence leaving the road and with said common line S 02 deg. 28 min. 08 sec. W 309.47 ft. to an iron pin, the southwest corner of Tract 3; thence continuing with the common line between said Tracts S 86 deg. 52 min. 20 sec. E 187.53 ft. to a wood corner post, said post being an eastern corner of Tract 5 and the northwest corner of David Shultz (Ref. Deed Book 5285, Page 697, R.O.D.C.), and said post being the true point of beginning for the herein described Tract;

THENCE leaving this true point of beginning and with Shultz's west line S 56 deg. 21 min. 20 sec. E 1153.07 ft. to an iron pin, a northern corner of Tract 25 of the aforementioned division; thence leaving Shultz and with the north line of Tract 25 N 84 deg. 40 min. 25 sec. W 987.77 ft. to an iron pin, the common corner between Tracts 25 and 4; thence with the north line of Tract 4 N 86 deg. 52 min. 20 sec. W 473.58 ft. to an iron pin, the southeast corner of Tract 23 of said division; thence with the east line of Tract 23 N 02 deg. 28 min. 08

sec. E 349.39 ft. to an iron pin in the south line of Tract 5; thence with the south and east lines of Tract 5 S 86 deg. 52 min. 20 sec. E 473.58 ft. to an iron pin, and N 02 deg. 28 min. 08 sec. E 198.27 ft. to the true point of beginning, containing 10.00 acres, more or less, and being part of Deed Book 7119, Page 488, Register's Office according to surveys dated 3/6/85 and 12/15/86 by Randolph L. Chapdelaine, R.L.S. # 1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

BEING part of the same property conveyed to Barbara Wade and James I. Caldwell III by Deed from Martin C. Giner, Substitute Trustee, of record in Book 8669, Page 662, Register's Office for Davidson County, Tennessee.

Included but excluded from the above description is a portion of Tract of land described according to a Jim Walter Homes unrecorded survey, which is more particularly described as follows:

COMMENCING at an iron pin on the south margin of Bear Hollow Road, said pin being located in the west line of Tract 5 of the David Wade Bear Hollow Road Division; thence leaving the road and with the west line of said Tract S 02 deg. 28 min. 08 sec. W 377.33 ft. to an iron pin, the southwest corner of Tract 5; thence with the south line of Tract 5 S 86 deg. 52 min. 20 sec. E 117.60 ft. to an iron pin, the true point of beginning for the herein-described exclusion;

THENCE leaving this true point of beginning and continuing with the south line of Tract 5 S 86 deg. 52 min. 20 sec. E 473.58 ft. to an iron pin, the southeast corner of Tract 5; thence with a new line S 02 deg. 28 min. 08 sec. W 349.39 ft. to an iron pin, said pin being the northwewst corner of Tract 25 and northeast corner of Tract 4 of the David Wade Bear Hollow Road Division; thence with the north line of Tract 4 N 86 deg. 52 min. 20 sec. W 210.00 ft. to a point; thence with 4 new lines N 02 deg. 28 min. 08 sec. E 210.00 ft. to a point; thence with 4 new lines N 02 deg. 28 min. 08 sec. E 210.00 ft. to a point; N 86 deg. 52 min. 20 sec. W 160.00 ft. to a point; N 02 deg. 28 min. 08 sec. E 89.39 ft. to a point, said point being 50 ft. south of the south line of the aforementioned Tract 5; thence running 50 ft. south of, and parallel to, the south line of Tract 5, N 86 deg. 52 min. 20 sec. W 103.58 ft. to a point in the common line between Tracts 23 and 24 of said division; thence with said common line N 02 deg. 28 min. 08 sec. E 50.00ft. to the true point of beginning.

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

And now, I, James I. Caldwell, III, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interests unto Barbara K. Wade, her heirs and assigns, 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, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of August, 1996.

JAMES I. CALDWELL III

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

On the 7th day of August, 1996, personally appeared before me, a Notary Public in and for the State and County aforesaid, James I. Caldwell, III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing document, and who, upon oath, acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 1996.

Notary Public

My Commission Expires: 9-21-96

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $1.00.

MAIL ENV.

James I. Caldwell, III

Sworn to and subscribed before me

this 7th day of August, 1996.

Notary Public

My Commission Expires: 9-21-96

02112356 IDENTIF. & REFERENCE

96 AUG -7 PM 3:28 REGIST. DAVIDSON CO. TN.

4672 08/07 0101 03CHECK 16.00