0225059

IDENTIF. ↑ REFERENCE

PICK-UP

96 SEP 16 AM 8:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

FROM: BLANKENSHIP AND CONNIFF, a Tennessee General Partnership

TO: CLAUDE E. BLANKENSHIP

QUITCLAIM DEED

BOOK 10190 PG 933

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Claude E. Blankenship 7000 Executive Center Drive Suite 310 Brentwood, Tennessee 37027	Same	Map 42-16 Parcel 204, Map 105-10 Parcel 174 and 175 and Map 26-1 Parcel 4

FOR AND IN CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLANKENSHIP AND CONNIFF PARTNERSHIP**, a General Partnership composed of only **Claude E. Blankenship and Dennis E. Conniff,** does hereby quitclaim and convey unto **CLAUDE E. BLANKENSHIP**, his successors and assigns, all of its right, title and interest in the real property described in Exhibit "A" attached hereto.

This is improved property known as 305 Gallatin Road, Madison, Tennessee 37115 and 811-813 Wedgewood Avenue, Nashville, Tennessee 37203 and 116 South Main Street, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9TH day of SEPTEMBER, 1996.

BLANKENSHIP AND CONNIFF, a Tennessee General Partnership

By: _____
CLAUDE E. BLANKENSHIP, General Partner

By: _____
DENNIS E. CONNIFF, General Partner

AFFIDAVIT OF CONSIDERATION

The actual consideration for this transaction is $ 10.00 .

Claude E. Blankenship Jr.
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of September, 1996.

Lesta J. Malloy
NOTARY PUBLIC

LESTA J. MALLOY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9/27/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lesta J. Malloy, a Notary Public of the State and County aforesaid, personally appeared **CLAUDE E. BLANKENSHIP**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of **BLANKENSHIP AND CONNIFF PARTNERSHIP**, the within named bargainor, a partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville this 9th day of September, 1996.

LESTA J. MALLOY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Lesta J. Malloy
Notary Public

My Commission Expires: 9/27/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lesta J. Malloy, a Notary Public of the State and County aforesaid, personally appeared **DENNIS E. CONNIFF**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of **BLANKENSHIP AND CONNIFF PARTNERSHIP**, the within named bargainor, a partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville this 9th day of Sept, 1996.

LESTA J. MALLOY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Lesta J. Malloy
Notary Public

My Commission Expires: 9/27/97

EXHIBIT "A"

TRACT ONE

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of H. C. Pratt Subdivision, as of record in Book 5200, page 49, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Blankenship and Conniff Partnership, by Installment Deed of record in Book 6715, page 947, Register's Office of Davidson County, Tennessee.

TRACT TWO

Two tracts of land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 and all of Lots 3 and 4 on the plan of C. S. Caldwells Subdivision of Lot 105 Waverly Place Plan, not of record and being described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated October 14, 1985, as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Beech Avenue and the original south right-of-way line of Wedgewood Avenue (formerly called Acklen Avenue) and being the northwesterly corner of Lot No. 4 on the above noted plan of C. S. Caldwells Subdivision; thence,

1. With the original southerly right-of-way line of Wedgewood Avenue with a curve to the right (radius 1106.0') southeasterly a distance of 86.83 feet to a tack in lead set and having a chord bearing and distance of S 89° 08' 38" E, 86.807 feet; thence,

2. With the common line between Parcels (176) and (175) on Tax Map 105-10, S 3° 23' 07" W, 152.75 feet to an iron pin set; thence,

3. N 87° 13' 13" W, 92.17 feet to an iron pin set on the easterly right-of-way line of Beech Avenue; thence,

4. With the easterly right-of-way line of Beech Avenue N 5° 28' 35" E, 150.00 feet to the point of beginning and containing 13,565 square feet or 0.311 acres, more or less.

Being the same property conveyed to Blankenship and Conniff Partnership by Installment Deed of record in Book 6715, page 965, Register's Office of Davidson County, Tennessee.

TRACT THREE

A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee, being Lot 1 of the Drake-Moore Subdivision recorded in Plat Book 5200 page 232, Register's Office for Davidson County, Tennessee, more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated October 15, 1985 as follows:

BEGINNING at an iron pin on the easterly margin of Dickerson Pike, U.S. 41 31-W, said iron pin being at the southerly end of the southeasterly return curve at New Long Hollow Pike and Dickerson Pike; thence, northerly and easterly with said return curve to the right having a radius of 40.0 feet, a distance of 62.69 feet to an iron pin (and/or a chisled "X" in concrete) on the southerly margin of New Long Hollow Pike; thence, with said margin N 86° 10' 10" E a distance of 142.02 feet to an iron pin (and/or a concrete monument) on the southerly margin of New Long Hollow Pike; thence, leaving said margin S 1° 25' 30" E a distance of 221.06 feet to an iron pin at the back common corner of Lots 1 and 2 of the Drake-Moore Subdivision; thence, with said common line between Lots 1 and 2, S 86° 22' 30" W a distance of 173.39 feet to a PK nail on the easterly margin of Dickerson Pike, said point also being the common front corners of Lots 1 and 2 of Drake-Moore Subdivision; thence, with the easterly margin of Dickerson Pike, N 3° 37' 20" W a distance of 180.39 feet to the point of beginning and containing 38,840 square feet or 0.89 of an acre.

Being the same property conveyed to Blankenship and Conniff Partnership by Deed of record in Book 6715, page 972, Register's Office of Davidson County, Tennessee.

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