0225862

IDENTIF. # REFERENCE

BOOK 10192 PG 463

PICK-UP

96 SEP 16 PM 2:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SEND TAX BILLS TO:

ZEKI ARABACI
2245 Smith Springs Rd.
Nashville, TN 37217

ADDRESS OF NEW OWNERS:

ZEKI ARABACI
same

Map 135 Parcel 229

QUIT CLAIM DEED

We, **BUNYAN L. RUDD AND WIFE, CHARLOTTE RUDD,** by these presents do hereby transfer, convey and quit claim all of our right, title and interest unto **ZEKI ARABACI,** his heirs and assigns, forever, in the following described tract or parcel of land, to-wit:

TRACT 1:
A tract of land located in Davidson County, Tennessee, being further described as follows:

Containing 1.13 acres more or less, bounded on the north by Jones and Smith Springs road; on the east by Bloodworth; on the south by Stephenson and on the West by Metro Government and Jones, and being shown as Parcel 229, Map 135 on the Metropolitan Government of Nashville, and Davidson County Mapping Systems.

Being a portion of the same property conveyed to Zeki Arabaci, a married man, from Zeki Arabaci and wife, Victoria G. Arabaci by Quitclaim Deed of record in Book 9726, page 988, Register's Office for Davidson County, Tennessee, and incorrectly conveyed by Zeki Arabaci and wife, Victoria Arabaci to Bunyan L. Rudd and wife, Charlotte Rudd of record in Book 10089, page 571, said Register's Office.

This QuitClaim Deed is being executed in order to reconvey back to Zeki Arabaci that portion of the property that was conveyed incorrectly in the Warranty Deed of record in Book 10089, page 571, Register's Office for Davidson County,Tennessee. It was the intent of Zeki Arabaci and wife, Victoria Arabaci to convey only Tract 2 to Bunyan L. Rudd and wife, Charlotte Rudd. The consideration as stated on the Warranty Deed of record in Book 10089, page 571 was for Tract 2 and there was no consideration for Tract 1. Therefore the undersigned is hereby conveying any and all interest they may have which was created by the Warranty Deed of record in Book 10089, page 571, and any and all interest they may have in and to the above descrbed property.

IN TESTIMONY WHEREOF, We have hereunto set our hands this the 12th of September 1996.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BUNYAN L. RUDD

CHARLOTTE RUDD

BOOK 10192 PG 464

BOOK 10192 PG 465

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of September, 199, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BUNYAN L. RUDD AND CHARLOTTE RUDD, to me known to be the person described in who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS My hand and Notary Seal at office the day and year above written.

Debra Wicke
DEBRA WICKE NOTARY PUBLIC

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:
6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.

Cynthia Smiley
AFFIANT

SUBSCRIBED and sworn to before me this the 12th day of September, 1996.

Debra Wicke
NOTARY PUBLIC

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 6/10/98

This Instrument was prepared by:
Beaty Title Company
5550 Franklin Road, Suite 103
Nashville, TN 37220

9136 09/16 0101 03CHECK 16.00

EXHIBIT "A"

BOOK 10192 PG 466

TRACT 2:

Being Lot No. 1 of the P. M. Corbet Property of record in Book ___, page ___, (not of record) Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2; thence with a line between said two lots. South 00 degrees 25' East 391.19 feet to aniron pin being the common rear corner of Lots 1 and 2; thence North 87 degrees 15' West 69.97 feet to an iron pin; thence North 00 degrees 25' West 391.74 feet to a concrete monument in the southerly margin of Smith Springs Road, Southy 86 degrees 48' East 70.00 feet to the point of beginning.

INCLUDED in the above described property but excepting therefrom the property conveyed to Metropolitan Government of Nashville & Davidson County, Tenessee by Gungor Eryasa, of record in Book 8353, page 305, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Eryasa and George W. Jewell said point being 19 feet south of centerline survey station 41+54 and proceeding as follows:

1. Southwardly with the common line of Eryasa and Jewel a distance of 6 feet to the new right-of-way line of Smith Springs Road; thence;

2. Westwardly with a line 25 feet south of and parallel to the centerline and a 3293.32 foot radius curve to the right a distance of 78 feet to a point on the common line of Eryasa and Donald W. Stephenson; thence;

3. Northwardly with the line between Eryasa and Stephenson a distance of 6 feet to a point on the existing south right-of-way line of Smith Springs Road that is 19 feet south of centerline survey station 40+74; thence,

4. Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 78 feet to the point of beginning and containing 470 square feet or 0.01 acres, more or less.

Being the same property conveyed to Zeki Arabaci, a married man, from Zeki Arabaci and wife, Victoria G. Arabaci by Quitclaim Deed of record in Book 9726, page 988, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED