BK 37 LL

PREPARED BY: Law Office of Bobby D. Davis
101 Shepherd Hills Drive
Madison, Tennessee 37115

BOOK 10200 PG 23

NAME/ADDRESS NEW OWNER:

Edenwald Properties
c/o Robert D. McClendon
109 Madison Building
Madison, TN 37115

SEND TAX BILLS:

Same as above

MAP & PARCEL:
Map 34-2
Parcel 22
Map 34-6
Parcel 35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Bobby D. Davis
AFFIANT

Subscribed and sworn to before me this 18th day of Sept., 1996.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 05-23-98

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **CHARLES N. PARKER, as Trustee of the Testamentary Trust created under the Will of Hubert L. Baker, deceased, Probate No. 93P-232, Probate Court of Davidson County, Tennessee,** (the "Grantor"), by these presents do hereby quitclaim and convey unto **Edenwald Properties, a General Partnership,** (the "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

MAP 34-2, PARCEL 22

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Plat Book 421, Page 105, at the Register's Office for Davidson County, Tennessee, and being the property of James R. McKinney, et al, of record in Deed Book 6208, Page 134, and being bounded on the north by Lot 2 of the Revised Master Plat of the Rivergate Place, as of record in Plat Book 6900, Page 368, and being the property of Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by part of an unnamed lot of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, on the south by the north right-of-way line of Myatt Drive, and on the west by part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of Kenneth L. Dudney and Barbara L. Dudney, as of record in Deed Book 7754, Page 592, and being more particularly described as follows:

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0228313
IDENTIFICATION REFERENCE
96 SEP 23 PM 3:59
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

Beginning at an iron rod in the north right-of-way line of Myatt Drive, at a corner common with Kenneth L. Dudney and Barbara L. Dudney;

Thence with Kenneth L. Dudney and Barbara L. Dudney north 42 deg 53 Min 23 Sec East, 238.34 Feet to an iron rod at a common corner with said Lot 2;

Thence with said Lot 2 for the following two calls;

Thence north 43 deg 00 min 26 sec east, 30.00 feet to an iron rod;

Thence south 47 deg 22 min 01 sec east, 201.20 feet to an iron rod at a common corner with said unnamed lot;

Thence with said unnamed lot south 48 deg 56 min 04 sec west, 308.64 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive for the following three calls;

Thence north 37 deg 50 min 17 sec west, 143.28 feet to a pk nail;

Thence north 51 deg 43 min 44 sec east, 10.00 feet to a pk nail;

Thence north 37 deg 50 min 17 sec west, 29.27 feet to the point of beginning.

Containing 54.082 square feet (1.242 acres more or less)

TAX MAP 34-6, PARCEL 35

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, at the Register's Office for Davidson County, Tennessee, and being bounded on the north by Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by James R. McKinney, Trustee, as of record in Deed Book 4770, Page 24, on the south by the north right-of-way line of Myatt Drive, and on the west by James R. McKinney, et al, as of record in Deed Book 6208, Page 134, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive at a corner common with James R. McKinney, et al;

Thence with James R. McKinney, et al, north 48 deg 56 min 04 sec east, 308.64 feet to an iron rod in the south property line of Robert H. Williams, et ux;

Thence with the south property line of Robert H. Williams, et ux, south 45 deg 00 min 39 sec east, 127.72 feet to an iron rod;

Thence south 33 deg 43 min 51 sec east, 22.53 feet to an iron rod at a corner common with James R. McKinney, Trustee;

Thence with James R. McKinney, Trustee, south 48 deg 56 min 04 sec west, 322.99 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive north 37 deg 50 min 17 sec west, 150.00 feet to the point of beginning.

Containing 47,579 square feet (1.092 acres more or less).

Said parcels of property are known as 747 Myatt Drive, Madison, Tennessee (Map 34-2, Parcel 22) and Myatt Drive at Edgefield Junction Road, Madison, Tennessee (Map 34-6, Parcel 35)

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and are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of September, 1996.

Charles N. Parker

CHARLES N. PARKER,
Trustee of the Testamentary Trust
Created under the Will of
Hubert L. Baker

TA1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles N. Parker, Trustee of the Testamentary Trust Created under the Will of Hubert L. Baker**, as a Partner of Edenwald Properties, the within-named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 18th day of September, 1996.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

/n bdd.94\edenwald\q-deed.596

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