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IDENTIFICATION REFERENCE

96 OCT 25 PM 12:08 BOOK 10237 PG 343

REGISTER
DAVIDSON COUNTY, TN

Map 149
Par. 36

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22 day of October, 19 96,

by first party, Charles Marshall Erskine II

whose post office address is 388 Ash Grove Drive Nash Tn. 37211

New Owner & second party, Ginger Lynn Erskine

Tax Bills whose post office address is 388 Ash Grove Drive Nash TN. 37211

WITNESSETH, That the said first party, for good consideration and for the sum of zero Dollars ($ — 0 —) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

See attached Exhibit "A" for a complete legal description.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness — Signature of First Party: Charles Marshall Erskine II

Print name of Witness — Print name of First Party

Signature of Witness — Signature of First Party: Charles Marshall Erskine II

Print name of Witness — Print name of First Party

State of TENNESSEE }
County of DAVIDSON
On October 22, 1996 before me, Mark A. Ellmore, Jr.,
appeared Charles Marshall Erskine, II
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

My Commission Expires: 1/20/99

Affiant X Known ____ Produced ID
Type of ID ____

(Seal)

(Revised 12/93)

MARK A. ELLMORE JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PREPARED BY:
MARK A. ELLMORE, ATTORNEY
NASHVILLE, TN 37211

0 53926 20040 5

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AKHT

File No.: 7030-M

BOOK 10237 PG 344

Exhibit "A"

ATTACHMENT

Land in the Second, formerly the Fifth, Civiil District of Davidson County, Tennessee described as follows:

BEGINNING at a point, being the southwest corner of Lot No. 5 on the Map showing Subdivision of the J.W. Morgan Lands as of record in Plan Book 3, page 26, Chancery Court at Nashville, and the Southeast corner of the parcel of land conveyed to the undersigned Joe W. Jamison from George B. Richards, et ux, by deed dated April 10, 1951, and of record in Book 2022, page 83, said Register's Office; thence northwestwrdly 285 feet, more or less, to a point in the center of the Una-Antioch Pike, the southwest corner of said tract of land described in said deed of record in Book 2022, page 83, said Register's Office; thence northwardly with the center of said Una-Antioch Pike, 140 feet; thence North 75 degrees 10 minutes East 327 feet to an iron pipe in the easterly line of said tract of land described in said deed of record in Book 2022, page 83, said Register's Office; thence South 1 degree 55 minutes West, with said easterly line, 336 feet to the point of beginning.

BEING the same property conveyed to Clarence Nelson Carter and wife, Frances Lucille Carter by deed from Joe W. Jamison and wife, Annie Glover Jamison, filed of record in Book 2097, page 45, Register's Office for Davidson County, Tennessee.

The said Clarence Nelson Carter and wife, Frances Lucille Carter having since deceased.

Clarence Nelson Carter and Clarence Nelson Carter, Sr. being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Being the same property conveyed to Charles M. Erskine and wife, Ginger L. Erskine of record in Book 10237 Page 339 Register's Office for Davidson County, Tennessee

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