This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Bldg.
144 Second Avenue North
Nashville, TN 37201

BOOK 10273 PG 96

QUITCLAIM DEED

Address of New Owner:
Hermon Haskel Wilson
Ruby C. Wilson
3003 Ambrose Ave.
Nashville, TN 37207

Send tax Bills To:
Same

Map and Parcel Nos.:
Parcel 1: 18-7, 59; Parcel 2: 72-5, 28; Parcel 3: 72-5, 28; and Parcel 4: 72-5, 32

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Hermon H. Wilson and wife, Ruby C. Wilson, by these presents do hereby quitclaim and convey unto Patricia A. Keller, as trustee (the "Trustee"), all of our right, title and interest in and to the parcels of land described in Exhibit A attached hereto (together, the "Property"). The Property is conveyed subject to all limitations, easements, restrictions and encumbrances that may affect such property including the matters set forth in Exhibit A.

AND NOW I, Patricia A. Keller, the Trustee, for and in consideration of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of carrying out the intent of this conveyance, do hereby quitclaim and convey unto Hermon H. Wilson and wife, Ruby C. Wilson, as tenants in common, all of my right, title and interest in and to the Property. The Property is conveyed subject to all the same limitations, easements restrictions and encumbrances as heretofore set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of November, 1996.

Hermon H. Wilson
Hermon H. Wilson

Ruby C. Wilson
Ruby C. Wilson

Patricia A. Keller
Patricia A. Keller
Trustee

0250671
IDENTIF. ↑ REFERENCE

96 NOV 27 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. Jefferson Herring, a Notary Public in and for said county and state, HERMON H. WILSON, RUBY C. WILSON and PATRICIA A. KELLER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of November, 1996.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires
January 29, 2000

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Hermon H. Wilson
Hermon H. Wilson
Affiant

Ruby C. Wilson
Ruby C. Wilson
Affiant

Subscribed and sworn to before me, this the 20th day of November, 1996.

D. Jefferson Herring
Notary Public

My Commission Expires
January 29, 2000

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

BOOK 10273 PG 98

Parcel No. 1

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the re-subdivision of Lot No. 92 on the Plan of Connell Estates, Section III and Lot No. 18 on the Plan of Connell Estates, Section IV, as of record in Book 6050, page 442, Register's Office for Davidson County, Tennessee, to which resubdivision Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lots.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4292, page 862, said Register's Office, and further subject to the following specific restrictive covenants which apply to the property hereinabove described:

1. No duplexes or multi-unit housing shall be constructed on the said property.

2. Any and all building structures constructed on the said property shall have an exterior of not less than 90% brick and shall be bricked to grade.

3. Only one dwelling house shall be constructed on the said property.

4. Any one level dwelling house constructed on the said property shall contain a minimum of 1500 square feet exclusive of garages, porches and breezeways; and, any two story or two level house constructed on the said property shall contain 1200 square feet of living area on the ground floor exclusive of garages, carports or breezeways.

In addition to the encumbrances otherwise herein described, the land is encumbered as follows:

1. Restrictive covenants contained in instrument of record in Book 4292, page 862, said Register's Office, with additional restrictive covenants as hereinabove described.

2. Subject to minimum building setback lines, public utility easements, drainage easements, sewer easements, overhang easements and other matters shown on the Plan of the re-subdivision of Connell Estates, Section III, Lot No. 92 and Section IV, Lot No. 18, of record in Book 6050, page 442, Register's Office for Davidson County, Tennessee.

TITLE REFERENCE: Being the same property conveyed to Hermon H. Wilson and wife, Ruby C. Wilson, from James L. Lawley and wife, Myrtle G. Lawley, by deed of record in Book 8153, page 120, Register's Office for said county.

Parcel No. 2

TRACT I: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being the westerly 40 feet on the easterly 230 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point on the north margin of Trinity Lane, at the southwest corner of the property conveyed to Dallas E. Arrington and wife, by deed of record in Book 2100, page 128, said Register's Office; thence along Arrington's westerly line northerly 180 feet to a southerly margin of a 20 foot alley; thence, with the margin of said alley westerly 40 feet to a point; thence southerly 180 feet to the northerly margin of Trinity Lane; thence with the margin of said lane, easterly 40 feet to the beginning.

TRACT II: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being a part of Block "B" on the plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Trinity Lane 79.57 feet east of a concrete monument at the beginning of a curve leading into Rothway Drive; thence easterly along Trinity Lane 30 feet; thence North 180 feet to the south margin of a 20 foot alley; thence westerly with the alley 30 feet to a point; thence southerly 180 feet to the beginning.

Included in the above tracts, but specifically excluded from this conveyance, is any property transferred to the State of Tennessee by condemnation as set forth in the document of record in Book 4244, page 947, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 1424, page 134, said Register's Office; Easement for slope purposes granted to The State of Tennessee, by judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in book 4244, page 947, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

TITLE REFERENCE: TRACTS I and II of this Parcel 2 being the same property conveyed to Hermon H. Wilson and wife, Ruby C. Wilson, from James Ferguson, Jerry Wiley and Jerry Woodside by deed of record in Book 8374, page 954, of said Register's Office.

THIS IS IMPROVED PROPERTY known as 913 Trinity Lane, Nashville, Tennessee 37207.

Parcel Number 3

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being the westerly 60 feet of the easterly 190 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Trinity Lane, at the southwest corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, of record in Book 1881, page 95, said Register's Office; said point being 155 feet west of the center line of Ambrose Avenue, thence with Thompson's westerly line north 180 feet to the southerly margin of an alley; thence with said alley westerly 60 feet to a point; thence southerly 180 feet to the north margin of Trinity Lane; thence with the margin of same easterly 60 feet to the beginning.

Included in the above property but specifically excluded from this conveyance is any property transferred to the State of Tennessee by condemnation as set forth in the document of record in Book 4244, page 947, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 1424, page 134, said Register's Office; Easement for slope purposes granted to The State of Tennessee, by judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in book 4244, page 947, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

TITLE REFERENCE: BEING the same property conveyed to Hermon H. Wilson and wife, Ruby C. Wilson, from James Ferguson, Jerry Wiley and Jerry Woodside by deed of record in Book 8374, page 950, of said Register's Office.

THIS IS IMPROVED PROPERTY known as 913 Trinity Lane, Nashville, Tennessee 37207.

Parcel No. 4

Two tracts of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Tract I: Being Lot No. 26 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County. Said Lot No. 26 fronts 70 feet on the west side of Ambrose Avenue and runs back between parallel lines 180 feet to a dead line.

Tract II: Being Lot No. 27 on the Plan of Rothwood, Section One, of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 27 is situated on the northwesterly corner of the intersection of Ambrose Avenue and a 20-foot alley, fronting 50 feet on the westerly margin of Ambrose Avenue and 160 feet the northerly margin of said alley, said frontages being joined by a curve having a length of 31.4 feet, a radius of 20 feet. Said lot extends back from Ambrose Avenue 180 feet on the northerly line and 70 feet from said alley on the westerly side.

TITLE REFERENCE: TRACTS I and II of this Parcel 4 being the same property conveyed to Herman H. Wilson and wife, Ruby C. Wilson, from the Small Business Administration, an agency of the United States of American pursuant to Title 15, United States Code, Section 631, et seq., by deed of record in Book 6786, page 410, Register's Office for Davidson County, Tennessee. Herman H. Wilson and Hermon H. Wilson are one and the same person.

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