BOOK 10304 PG 379

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

T.C.A. § 67-4-409(a)(3)(A) Exempts This Instrument From Tax As It Is A Re-Conveyance To Terminate A Tenancy By The Entirety. Further, T.C.A. § 67-4-409(a)(5) Provides That A Valuation Oath Is Unnecessary.

Address New Owner As And Send Tax Bills To The Following:
C. Turney Stevens, Sr.
1202 Graybar Lane
Nashville, Tennessee 37215

Map 142-0, Parcel 139

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, we, **C. Turney Stevens** and wife, **Jeanne M. Stevens,** by these presents do quitclaim and convey unto **David Bate Parsons, trustee**, his successors and assigns, all their interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, to wit:

> Being in the 9th Civil District of said County, on the westerly side of the Hicks Road, being a portion of a tract of land of record in Book 2150, Page 575, Register's Office for said County, and described from Corner A to Corner L by survey of S. H. Hutchison, dated July 5, 1966, and other lines drawn from deed, as follows:
>
> Beginning at an iron stake, G. Mosley's northwest corner; thence with Mosley's west line, south 10° west 210 feet to an iron stake in Morley's north line, Mosley's southwest corner; thence with Morley's north line, south 88° west striking J. Hazes north line at 193 feet, in all 500 feet, more or less to a 7 inch hackberry tree in the Hazes's line, Sugar tree pointer; thence a new line as follows: north 1° 30' east 162.5 feet to a center of an elm tree; north 11° 30' east 101 feet to the center of a sugar tree, Sugar tree pointer; north 28° 15' east 163 feet to a small sugar tree, Large Elm pointer; north 39° 10' east 153 feet to an iron stake in an old Farm road, two Sugar trees as pointers; thence with said old road, as follows: north 65° 30' east 177 feet to an iron stake, Sassafras pointer; north 83° 30' east 120 feet to

an iron stake, Small Elm pointer; north 74° 30' east 180 feet to a point in the Hicks Road, stake in line on westerly margin of road; thence with the present Hicks Road, as follows: south 42° east 150 feet; south 10° east 132 feet; south 8° west 165 feet more or less to a point in said road, Guy Mosley's northeast corner; thence leaving the Hicks Road with Mosley's north line, south 87° west 231 feet to the point of beginning, containing 7.26 acres, net more or less, or 7.53 acres gross more or less, including but excluding one-half of the Hicks Road.

This conveyance is made subject to that portion of the premises within the bounds of any roads or highways, particularly that portion of the property conveyed to Davidson County for the widening of Hicks Road, set out in instrument of record in Book 2544, Page 373, said Register's Office.

Being the same property conveyed to C. Turney Stevens and wife, Jeanne M. Stevens, by deed from Harry Wilbur Meadows and wife, Edith Louise Meadows, of record in Book 4512, Page 293, Register's Office for Davidson County, Tennessee.

This property is generally known as being on the west side of Hicks Road, north of Bellevue Road, Nashville, Tennessee.

AND NOW, I, the said **David Bate Parsons**, trustee, for the express purpose of carrying out the intent of this conveyance, as set forth hereinabove, do quitclaim and convey unto **C. Turney Stevens, Sr.**, his heirs and assigns, the same real property described hereinabove (to which reference is hereby made). C. Turney Stevens and C. Turney Stevens, Sr., are one and the same person.

The real property described hereinabove is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of December, 1996.

C. Turney Stevens

[Signatures Continued On Next Page]

Jeanne M. Stevens

Jeanne M. Stevens

David Bate Parsons, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **C. Turney Stevens**, the bargainor, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 30th day of December, 1996.

Deborah C. McFall

Notary Public At Large

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: February 24, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **Jeanne M. Stevens**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1996.

Deborah C. McFall

Notary Public At Large

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: February 24, 2000

BOOK 10304 PG 382

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall,** a Notary Public in and for said State and County, the within named **David Bate Parsons, trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1996.

Deborah C. McFall

Notary Public At Large

DEBORAH C. McFALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: February 24, 2000

025990
IDENTIF. ↑ REFERENCE

96 DEC 30 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

MAIL ENV.

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