This Instrument Prepared By:
Larry Adams
921 Saratoga Dr.
Brentwood, TN 37027

FROM: Ira T. Adams

TO: Larry T. Adams
Alan D. Adams
Don D. Adams
Steve E. Adams

Address New Owner:	Send Tax Bills To:	Map-Parcel Number::
Larry T. Adams	Same	160-00-0
921 Saratoga Dr..		010
Brentwood, TN 37027		160-00-0
		004

mail

QUITCLAIM DEED

This instrument made and entered into this the 31st day of Dec, 1996, by and between Ira T. Adams, Grantor, and Larry T. Adams, Alan D. Adams, Don D. Adams and Steve E. Adams, Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, IRA T. ADAMS, Grantor, hereby conveys a 30% undivided interest in the following land to Larry T. Adams (7.50%), Alan D. Adams (7.50%), Don D. Adams (7.50%), and Steve E. Adams (7.50%), Grantees, all of his/her/their right, title, and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

And I, Martha Adams, wife of the within named Ira T. Adams, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

Witness my/our hand(s) this 31st day of December 1996

Ira T. Adams
Ira T. Adams

Martha Adams
Martha Adams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary public in and for said County and State, personally appeared, Ira T. Adams and wife Martha Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 31st day of December, 1996

SUSAN L. NICHOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Susan L Nicholds
NOTARY PUBLIC

My Commission Expires: My Commission Expires 6-1-97

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The consideration of this transfer is ~~$27,600.00~~ 0 m.a.

Ira T Adams
AFFIANT

Subscribed and sworn to before me, this 31st day of December, 1996

Susan L Nicholds
NOTARY PUBLIC

My Commission Expires: My Commission Expires 6-1-97

SUSAN L. NICHOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0260283
IDENTIF. # REFERENCE

96 DEC 31 PM 12:25
SONJI REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lots 1, 2, 3, and 4 as shown on the Preliminary Subdivision Plan of Oak Hill Estates, by James L. Murphy & Co., dated September 9, 1965.

Beginning at a point on the westerly right-of-way of Franklin Road, said point being the extreme southeasterly corner of the original property of Oak Hill Estates.

Thence leaving said right-of-way with the original boundary North 77 degrees -27' West, 116.5 feet to a point;

Thence North 6 degrees -51' East, 1026.4 feet to a point;

Thence with the property of Sue Perkins, South 53 degrees -05' East, 230.0 feet to a point;

Thence North 37 degrees -25' East, 147 feet, more or less, to a point; Thence leaving the Perkins Property South 55 degrees -35' East, 350 feet, more or less, to the westerly right-of-way of Franklin Road;

Thence with the said right-of-way, South 34 degrees -25' West, 1003 feet more or less to the point of beginning, and containing 8.3 acres, more or less.

Being the same property conveyed to Ira T. Adams by Quitclaim from J. B. Downey, Trustee of record in Book 5595, page 135, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point on the easterly line of the property of Edward E. Young, et ux, said point being 254 feet South of the northeasterly corner of the Young property; thence South 55 degrees -35' East, 305 feet, more or less, to a point; thence South 37 degrees -25' West, 147 feet, more or less, to a point; thence North 53 degrees -05' West, 230 feet to a point; thence with the easterly line of the Young property North 6 degrees -30' -30" East, 150.44 feet to the point of beginning and containing 0.9 acres, more or less.

Being the same property conveyed to Ira T. Adams by Quitclaim deed from J. B. Downey, Trustee, of record in Book 5595, page 133, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 8630, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

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

EXHIBIT "A" CONTINUED

Land in the Seventh Civil District of Davidson County, Tennessee being described as follows to-wit:

Beginning at the point of intersection of the west margin of Franklin Pike (S.R. 1) and the north boundary of the Herbert A. Summar property; thence with said north boundary westwardly 22 feet more or less; thence with a curve right having a radius of 1,487.39 feet northeastwardly 120.73 feet; thence north 34 degrees 11 minutes 00 seconds east 262.05 feet; thence north 55 degrees 41 minutes 52 seconds west 20.0 feet; thence north 35 degrees 14 minutes 44 seconds east 407.32 feet to a point in the northeast boundary of this property; thence with said boundary southeastwardly 32 feet more or less to a point in the existing west margin of Franklin Pike; thence with said west margin southwardly 1.002 feet more or less to the point of beginning and containing 31.235 square feet and being part of the same property conveyed to Ira T. Adams by J. R. Downey, Trustee, as of record in Book 5595, page 135, Register's Office for Davidson County, Tennessee.

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