0260351

IDENTIF. & REFERENCE

96 DEC 31 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
Edward A. Cox, Jr., Attorney
Riverview Tower, Suite 2100
900 South Gay Street
Knoxville, Tennessee 37902

BOOK 10306 PG 202

0774 12/31 0101 01CASH 8.00

QUITCLAIM DEED

THIS INDENTURE, made this 31st day of December, 1996, between

Draper C. Cook and wife, **Betty C. Cook**,

First Parties, and

Vicki R. Cook,

Second Party,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration to them in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant, bargain, sell, QUITCLAIM and convey unto the said Second Party an one-fourth (1/4) interest in the following described premises:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot 12 on the Plan of the Subdivision of the Herbert Anderson Tract, part of the N. O. Love Estate as of record in Book 421, page 37, in the Register's Office for Davidson County, Tennessee, description in part according to the Plan of Oakland Acres Addition, as of record in Book 2854, page 141, in said Register's Office, as follows:

BEGINNING at a point in the West margin of Saunders Drive formerly Roberta Avenue, said point lying in the northerly line of the property conveyed to C. Allen Phillips and wife by deed from W. E. Quinn, Jr., and wife of record in Book 2812, Page 215, said Register's Office. Thence with said Phillips Northerly line westerly 220 feet more or less to the Easterly line of Lot 2 of said Oakland Acres Addition. Thence with Easterly line of said Lot 2 north 1 deg. 39 ' Easterly 118.9 feet more or less to a concrete monument (preset with cap) in the Southerly margin of Oakland Drive. Thence with the Southerly margin of Oakland Drive, South 88 deg. 21 ' East 195 feet to a concrete monument (preset with cap) at the beginning of a curve, thence with a curve to the right having a radius of 25 feet, Southeasterly 39.2 feet to a concrete monument (preset with cap) in the Westerly margin of Saunders Drive. Thence with the Westerly margin of Saunders Drive South 1 deg. 39 ' West 93.9 feet more or less to the beginning.

BEING the same property conveyed to Draper C. Cook and wife, Betty C. Cook, on May 6, 1991, by deed recorded in Deed Book 8346, page 783, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

TOGETHER with all the estate, right, title and interest of the First Parties therein, with the hereditaments and appurtenances thereto appertaining

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, DRAPER C. COOK and BETTY C. COOK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of December, 1996.

My Commission expires: 3-21-98

Gary P. Gunn
Notary Public

GARY P. GUNN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Name and address of property owner:

Mail

Draper C. Cook
5713 Knob Road
Nashville, Tennessee 37209-4554

who are responsible for payment of taxes.

CLT CODE: 103-14-0 039.00 (8DA-58645).

I hereby swear or affirm that the actual consideration of this transfer is $ -0-.

Betty C. Cook
Affiant

Sworn to and subscribed before me this 31st day of December, 1996.

My Commission expires: 3-21-98

Gary P. Gunn
Notary Public

GARY P. GUNN NOTARY PUBLIC DAVIDSON COUNTY TENN.