BOOK 10385 PG 424

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: BERNICE KARNETT ("GRANTOR")

TO: LESLIE WELLS ("GRANTEE")

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Leslie Wells 402 Belle Pointe Drive Nashville, TN 37221	Same	Map: 181 Parcel: P/O 059

Mail

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Bernice Karnett, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Leslie Wells, his heirs, successors and assigns, her right title and all of her undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No. 930091 more particularly described as follows:

BEGINNING at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 1,742.63 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road, said point of beginning also being the Northwest corner of Tract No. 4 of the J. D. Stevens Pettus Road division and also being the Southwest corner of the herein described tract: thence with the centerline of said 50 foot joint use ingress-egress and utility easement and with a curve to the right having a radius of 1208.85 feet and long chord of 209.74 feet, said chord having a bearing of North 04 210.00 feet to a point; thence leaving the centerline of said tract 6 01 said J. D. Stevens Pettus Road division South 86° 00 minutes 50 seconds East passing an iron pin at 25.00 feet in all 1114.44 feet to an iron pin; thence leaving the line of Tract 6 South 15 ° 47 minutes 21 seconds West 211.79 feet to an iron pin; thence North 86° 00 minutes 50 seconds West passing a steel fence post at 1014.34 feet in all 1039.34 feet to the point of beginning, containing 5.14 acres more or less.

BEING the same property conveyed to Scott Deering by deed from J. D. Stevens, Trustee, with full power of mortgage, sell, transfer and conveyed without the necessity of joinder of any beneficiary, of record in Book 9518, Page 377, Register's Office for Davidson County, Tennessee. The said J. D. Stevens, Trustee and D. Stevens, Trustee, are one and the same person.

BEING the same property conveyed to Leslie Wells and Bernice Karnett, as Tenants in Common, from Scott Deering and wife, Angela Carol Walker, by Warranty Deed dated December 28, 1995, of record in Deed Book 9901, Page 137, Register's Office for Davidson County, Tennessee.

LW This is improved property known as 6305 PETTUS RD, ANTIOCH, TN. 37013

Bernice Karnett

WITNESS my hand, this 12 day of March, 1997.

Bernice Karnett
Bernice Karnett

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Diane L. Ludlow, a Notary Public in and for said State and County aforesaid, personally appeared Bernice Karnett, the bargainor, with whom I am personally acquainted, or who 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 office, this the 12th day of March, 1997.

Diane L. Ludlow
Notary Public

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $NONE.

Leslie Wells.
Affiant

Subscribed and sworn to before me this 12 day of March, 1997.

Pat Ruskin
Notary Public

MY COMMISSION EXPIRES NOV. 25 2000

My Commission Expires:_____

02844643
IDENTIF. & REFERENCE

97 MAR 19 PM 2:51
DAVIDSON COUNTY, TN.

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