THIS INSTRUMENT PREPARED BY: ASHWORTH & HIGH
227 Second Avenue, North
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.:**
Ashworth & Boyson Development 3811 Hwy 49 East Charlotte, TN 37036	SAME	67-75

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and for the express purpose of granting a fee simple estate, we, **E.J. BOYSON** and wife, **ELEANOR BOYSON, LARRY D. ASWORTH** and wife, **BLYTHE E. ASHWORTH** by these presents do hereby quitclaim and convey unto **James Ramsey, Trustee** his successors and assigns, the following described tract or parcel of land, to wit:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Maple Park Subdivision as of record in Book 6900, Page 407, Register's Office for Davidson County, Tennessee and also being Parcel (75) on Tax Map 61 and being more particularly described as follows:

Beginning at an existing concrete highway monument at the intersection of the northerly right-of-way line of Ben Allen Road and the easterly right-of-way line of Ellington Parkway; thence,

1. With the easterly right-of-way line of Ellington Parkway N 9° 55' 42" E, 644.51 feet to an existing concrete highway monument; thence

2. Continuing with right-of-way N 10° 59' 45" E, 259.30 feet to an existing concrete highway monument; thence

3. Continuing with right-of-way N 4° 03' 26" E., 143.16 feet to the common corner of Lots 1 and 2 Maple Park Subdivision; thence

4. With the common line between Lots 1 and 2 N 69° 30' 00" E, 567.11 feet to an iron pin; thence

5. N 23° 31' 07" E, 211.03 feet to an iron pin in the southerly line of Kenmont Apartments as of record in Plat Book 4460, Page 13, Register's Office for Davidson County, Tennessee; thence

6. With the south line of Kenmont Apartments S 66° 28' 53" E., 279.33 feet to an existing concrete monument; thence

7. Continuing with Apartments S 31° 00' 33" W., 313.83 feet to an iron pin; thence

8. Continuing with Apartments S 51° 39' 15" E., 339.34 feet to a fence post, being the northwesterly corner of Elmer I. Kent; thence

9. With the westerly line of Kent S 28° 00' 57" W., 289.55 feet to a fence post, being the northwesterly corner of H.M. Breeding; thence

10. With the west line of Breeding S 29° 14' 20" W, 336.68 feet to a fence post, corner in the northerly line of Howard Gehrig; thence

11. With Gehrig's north line N 52° 17' 02" W, 457.79 feet to a fence post; thence

12. With the west line of Gehrig S 15° 05' 38" W., 348.18 feet to an existing iron pin, northeasterly corner of Franklin D. Harris; thence

13. With the north line of Harris N 68° 29' 32" W., 201.56 feet to a fence post; thence

14. With the west line of Harris S 13° 42' 25" W., 396.54 feet to an iron pin on the northerly right-of-way line of Ben Allen Road; thence

15. With the northerly right-of-way line of Ben Allen Road N 53° 16' 24" W., 139.68 feet to the point of beginning and containing 18.23 acres.

BOOK 10397 PG 21

The above described lot is subject to all easements and conditions as set on recorded plat as of record in Book 6900, Page 407, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward J. Boyson and Larry D. Ashworth by deed from Senior Cottages Management, LLC of record in Book 10369, Page 980, Register's Office for Davidson County, Tennessee

This is unimproved property.

And now, I, the said **James R. Ramsey, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Ashworth & Boyson Development Company**, its heirs and assigns, the same property hereinabove described and set forth, to which reference is made herein.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of March, 1997.

E.J. BOYSON

ELEANOR BOYSON

LARRY D. ASHWORTH

BLYTHE E. ASHWORTH

JAMES RAMSEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E.J. BOYSON**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 28 day of March, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires
5/24/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELEANOR BOYSON**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 26 day of March, 1997.

NOTARY PUBLIC

My commission expires
5/24/97

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LARRY D. ASHWORTH** and **BLYTHE E ASHWORTH**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 27 day of March, 1997.

NOTARY PUBLIC

My commission expires
5/24/97

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

3189 03/31 0101 02CHECK 12.00

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **James Ramsey, Trustee** 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, at office, this 28 day of March, 1997.

Notary Public

My Commission Expires:
5/24/97

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

PICK-UP

The actual consideration for this transfer is $.00.

Affiant

Sworn to and subscribed before me this 28 day of March, 1997.

Notary Public

My Commission Expires:
5/24/97

97 MAR 31 PM 3:31
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

02888697

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