This Instrument Prepared By:
THE LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

BOOK 10409 PG 295

97 APR -8 AM 8:05
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02921 21

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. FERRELL, WILLIAM C. FERRELL, CLAUDE L. FERRELL, JR. and LAURA M. BEARD, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey their right, title, and interest in the below-described property to FERRELL REALTY, L.L.C. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being lot No. 92 on the map of Section 1, Rolling Green Subdivision, as of record in Book 1424, pages 75 and 76, Register's Office for said County.

Said Lot No. 92 is described as BEGINNING at a point in the westerly side of Fowler Street at the common corners of Lots 92 and 93; thence northerly along said Street 78.6 feet to a point, and continuing with said street 6.3 feet to a point at the beginning of a curve; thence around said curve in a westerly direction 39.3 feet to a point in the south margin of Donelson Avenue; thence westerly along said Avenue 150 feet to a point; thence southerly with an offset from said Avenue 25 feet to a point; thence westerly 66 feet to a point in the east line of the Tennessee Central Railroad right-of-way; thence along said right-of-way south 87.6 feet to the corner of Lots 92 and 93; thence easterly with the line between said lots 238.1 feet to the beginning.

Deed in book 2154, page 379, reserves the following easements: as to Lot No. 92: One permanent easement 10-feet wide for public utilities. Four special easements 5 feet wide, two for sewer, one for water and one for hydrant.

The Plan of Record in Book 1424, pages 75 and 76, shows a 30-foot set-back line from Fowler Street, a 15-foot setback line from Donelson Avenue, and certain other utility and sewer easements, as to Lot 92; a 30-foot set-back line from Fowler Street, a 15-foot set back line form Donelson Avenue, and a 5-foot sewer easement that runs diagonally across said lot as located on the plan, as to Lot 92-A.

Being part of the same property conveyed to CLAUDE FERRELL and wife, PAULINE FERRELL by deed from F. E. Smith, Jr. and wife, Edna B. Smith, of record in Deed Book 2737, page 197, dated January 21, 1956. Claude Ferrell and Pauline Ferrell are deceased.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, we have executed this instrument this the 26 day of February, 1997.

Paul M. Ferrell
PAUL M. FERRELL

William C. Ferrell
WILLIAM C. FERRELL

Claude L. Ferrell Jr.
CLAUDE L. FERRELL, JR.

Laura M. Beard
LAURA M. BEARD

6873 04/08 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10409 PG 296

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PAUL M. FERRELL, WILLIAM C. FERRELL, CLAUDE L. FERRELL, JR. and LAURA M. BEARD, the within named grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath executed the foregoing instrument for the purposes therein contained, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal this the 26 day of February, 1997.

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 10/03/2000

K. Gabriel Heiser
NOTARY PUBLIC

ADDRESS OF NEW OWNER

Mail Tax Bills To:
Paul M. Ferrell
110 Paula Drive
Old Hickory, TN 37138

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

PARCEL I.D.
TO BE ASSIGNED

Paul M. Ferrell
Paul M. Ferrell, Affiant

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 10/03/2000

Subscribed and sworn to before me this the 26 day of February, 1997.

K. Gabriel Heiser
NOTARY PUBLIC

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