FROM: Ronda Read Taylor England and husband, **Marvin Leon England**

TO: R. B. Young, Trustee

AND

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FROM: R. B. Young, Trustee

TO: Ronda Read Taylor England

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM DOCUMENTS FURNISHED BY THE PARTIES WITHOUT SEARCH BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Ronda Read Taylor England	Same	Map 141
5600 Vine Ridge Rd.		Parcel 69
Nashville, TN 37205		9D-22075

FOR AND CONSIDERATION OF LOVE AND AFFECTION (AND NO MONETARY CONSIDERATION) AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A FEE SIMPLE TITLE IN RONDA READ TAYLOR ENGLAND, FREE AND CLEAR OF ANY AND ALL CLAIMS OF MARVIN LEON ENGLAND MAY HAVE BY VIRTUE OF HIS MARRIAGE TO RONDA READ TAYLOR ENGLAND. WE, **RONDA READ TAYLOR** ENGLAND AND HUSBAND, **MARVIN ENGLAND**, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY ALL OUR INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

LAND in Davidson County, Tennessee, described as follows:

BEING part of Lot 3 on the Plan for the Division of the Joseph Newsom Lands as recorded in Book 1, Page 25, Chancery Court, Davidson County, Tennessee, and being a portion of Tract 1 of the R.N. Hutton Estates as surveyed by G. Barry Greer, Surveyor, dated January 25, 1972, and more particularly described as follows:

BEGINNING at a state highway right-of-way monument in the southerly right-of-way of I-40 and 700 feet southeast of the center line of Harpeth River and proceeding as follows: South 07 degrees 50 minutes west, a distance of 53 feet to the center line of an access road easement conveyed to the United States of America as recorded in Book 4116, Page 151, R.O.D.C.; thence continuing with the center line of said access road, northwest a distance of 47.8 feet to a point; thence around a curve to the let on the center line of said road easement with a radius of 440.74 feet, a distance of 440.77 feet to a point; thence in a southwesterly direction along the center line of said road easement a distance of 172 feet to a point; thence north 68 degrees 34 minutes west, a distance of 447.9 feet to the center line of the Harpeth River; thence north 55 degrees 00 minutes east, a distance of 136.67 feet to a point; thence along the center line of said river, north 50 degrees 46 minutes east, a distance of 328.2 feet to a point in the center line of the Harpeth River and the southerly right-of-way of I-40; thence along the southerly right-of-way of I-40, such 68 degrees 34 minutes east a distance of 700 feet to the concrete monument which is the point of beginning. Said tract contains 4.76 acres per Turner Engineering Company description, dated November 7, 1972.

BEING the same property wherein Ronda Read Taylor England created an interest of tenants by the entirety in her husband, Marvin Leon England, by Quitclaim Deed in Book 8941, Page 762, Register's Office for Davidson County, Tennessee.

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This description is the same as appears on the previous deed of record.

This transfer and conveyance is for the specific purpose of creating a fee simple title in and to Ronda Read Taylor England, free and clear of any right, title or interest Marvin Leon England has or may have in and to the subject property by virtue of his marriage to Ronda Read Taylor England, hereby extinguishing the tenants by the entirety.

This is unimproved property known as **4.76 acres, Coley Davis Road, Nashville, Tennessee 37221**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said **R. B. Young, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Ronda Read Taylor England** as her sole and separate property, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hand on this the 7th day of May, 1997.

Ronda Read Taylor England
RONDA READ TAYLOR ENGLAND

R. B. Young
R. B. YOUNG, Trustee

Marvin Leon England
MARVIN LEON ENGLAND

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 **Ronda Read Taylor England** and husband, **Marvin Leon England**, bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 1997.

Belinda G. Dyson
NOTARY PUBLIC

My commission expires: 11/22/97

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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 **R. B. Young, Trustee**, the bargainor, 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 and official seal at Nashville, Tennessee this 7th day of May, 1997.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is: **$ 0.00.**

Subscribed and sworn before me,
this the 7th day of May, 1997.

Affiant

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

0303604
IDENTIFICATION REFERENCE

97 MAY 12 AM 8:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

9619 05/12 0101 CHECK 12.00