Bk 23

BOOK 10462 PG 926

QUITCLAIM DEED

Address New Owner(s):

Dr. Macalyne Fristoe, et al.

2113 South 7th Street

LaFayette, IN 47901

Send Tax Bills To:

same

MAP-PARCEL NUMBERS:
See property descriptions

THIS INSTRUMENT WAS PREPARED BY:
Stan Allen, Attorney
Suite 511, Cummins Station
209 10th Avenue South
Nashville, TN 37203

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS COMPLAINCE WITH A WILL AND NO MONETARY CONSIDERATION.

Stan Allen Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1997.

Jennifer A. Haus
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 24, 2001

0307494
IDENTIF. ▲ REFERENCE

97 MAY 22 AM 10:36
REGISTER
DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION of full compliance with Will of deceased (and no monetary consideration), George M. Watkins, Macalyne Fristoe and Stan Allen, Attorney, Co-executors of the Estate of G. Miller Watkins, same being probated in the Probate Court for Davidson County, Tennessee under docket number 96328, hereinafter referred to as Grantors by these presents do hereby Quitclaim and convey unto George M. Watkins and Macalyne Fristoe their successors and assigns, hereinafter referred to as Grantees, Grantors' interest in the following described tract or parcel of land, to-wit:

3855 05/22 0101 03[illegible] 1[illegible]

Tract 1:
Map 107-13, Parcel 125

Land in the 3rd, formerly the 2nd. Civil District of Davidson County, Tennessee, being part of Lot 17 of the subdivision of H.W. Williams land, as of record in Book 547, page 63, of the Register's Office for said county, described as follows to wit:

Beginning at a point 12 feet east of a small hackberry, which point is south 86 1/2 degrees east 119 feet from the center of Mill Creek; also being the corner of Lots 17 and 18; thence with the line between said two lots, south 41 1/4 degrees west 88 feet; thence south 3-3/4 degrees west 366 feet to a post; thence south 15 1/2 degrees east 543 feet to a large elm tree; thence north 60 degrees east 759 feet to an oak tree corner; thence north 31-3/4 degrees west 34 feet to a mulberry tree; thence north 33 1/4 degrees west 623 feet to a post; thence north 86 1/2 degrees west 369 feet to the beginning, containing 11.12 acres.

Also the right of ingress and egress through said Lot 17 and Lot 11 of said H.W. Williams plan, over a 15 ft. right-of-way leading from the southeast corner of the above described tract to the Murfreesboro Turnpike, and described as follows:

Beginning at a large elm tree at the southeast corner of the 11.12 acre tract; running thence with the south line of said tract north 15 1/2 degrees west 15 feet; thence south 57 1/2 degrees west 690 feet; thence south 43-3/4 degrees west 112 feet to the northwest corner of said lot 11; thence with the northwest line of Lot 11, 200 feet to the northeast boundary of Murfreesboro Turnpike; thence easterly with the Murfreesboro Turnpike 15 feet to a point; thence returning at a uniform distance of 15 feet from the above described line to the point of beginning.

Including the easement which the grantors had for the use of

water as set out in instrument of record in Book 967, page 200, R.O.D.C. Tennessee.

Being the same property conveyed to George Miller Watkins and wife, Brownie Appleton Watkins (as tenants by entirety) by deed from WLAC, of record in Book 1279, page 138, Register's Office, Davidson County, Tennessee, the said Brownie Appleton Watkins having died 5/5/90 and the said George Miller Watkins having died 11/8/90, the Last Will and Testament of the said George Miller Watkins having conveyed said property to the grantors herein, same being of record at the office of the Probate Court Clerk, Davidson County, Tennessee, Estate having been administered under docket number 96-328.

This is improved property, known as 1056 Murfreesboro Road, Nashville, Tennessee, 37217.

Tract 2
Map 107-09, Parcel 109

Being part of Lot No. 54 on the Plan of Patricia Heights, Section 1, of record in Book 2331, pages 130 and 131, Register's Office for said County, and described as follows:

Beginning at a point on the southwesterly margin of Harold Drive at the corner of Lots 13 and 54 said point being the northeast corner of the tract of land conveyed to Ray E. Cruze and wife, Mildred W. Cruze by deed from Hallmark Construction Company, of record in Book 2746, page 351, R.O.D.C., Tennessee; thence, in a northwesterly direction along the southwesterly margin of Harold Drive fifty feet to a point; thence on a line parallel to the line between Lots 13 and 54 to a point on the rear property line of Lot 54; thence S. 86 degrees 47' E. to an old tree stump, said old tree stump being the southeasterly corner of Lot 54; thence northeasterly 27.6 feet to the point of beginning.

Being the same property conveyed to G. Miller Watkins and wife, Brownie A. Watkins (as tenants by entirety) by deed from WLAC, of record in book 5406, page 165, Registers Office, Davidson County, Tennessee, the said Brownie A. Watkins having died 5/5/90 and the said G. Miller Watkins having died 11/8/90, the Last Will and Testament of the said G. Miller Watkins having conveyed said property to the grantors herein, same being of record at the office of the Probate Court Clerk, Davidson County, Tennessee, Estate having been administered under docket number 96-328.

This is improved property, known as 1105 Harold Drive, Nashville, Tennessee, 37217.

Tract 3
Map 107-13, Parcel 162

Reserve parcel on the Plan of Glenview Commercial Development as of record in Book 5050, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to James B. Lee by deed from David Faircloth and wife, Katherine Juanita Faircloth, of record in Book 4537, Page 881, said Register's Office and by divorce decree number 71485 of the 4th Circuit Court for Davidson County, Tennessee, of record in Book 4866, Page 778, and Book 4873 Page 896, Register's Office Davidson County, Tennessee.

Included in this conveyance are slope easements on both sides of the Reserve Parcel being conveyed herein, shown on and described according to the Plan of Glenview Commercial Development, mentioned above. The slope easement shall revert to Vendor upon Vendor's construction, at his cost, of a masonry retaining wall along said slope easements. The retaining wall must be designed and approved by a licensed engineer to provide adequate support and control erosion of the adjoining Reserve Parcel. If there is a portion of the slope easement still existing between the Reserve Parcel and the retaining wall, then Purchaser shall have the right to maintain

a fence and plant trees and shrubs on that portion. Said retaining walls, once constructed, will be maintained at the expense of the Grantor, his heirs and assigns.

In the event of any future construction or excavation of the area adjoining the margin of the slope easements, Grantor agrees to comply with Section 7 of an Agreement entered into between Grantor and Grantee dated the 26th day of September, 1977, with respect to adequately supporting and controlling erosion of said slope easements.

Being the same property conveyed to G. Miller Watkins and wife, Brownie Appleton Watkins (as tenants by entirety) by deed from James B. Lee, of record in Book 5236, page 313, Register's Office, Davidson County, Tennessee, the said Brownie Appleton Watkins having died 5/5/90 and the said G. Miller Watkins having died 11/8/90, the Last Will and Testament of the said G. Miller Watkins having conveyed said property to George M. Watkins and Macalyne Fristoe, the Grantees herein, same being of record at the office of the Probate Court Clerk, Davidson County, Tennessee, Estate having been administered under docket number 96-328.

This is improved property known as Philfre Court, Nashville, Tennessee, 37217.

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

IN WITNESS WHEREOF, I have hereto set my hand on this the 17th day of April, 1997.

George M. Watkins

George M. Watkins, Co-Executor, Grantor

Macalyne Fristoe

Macalyne Fristoe, Co-Executor, Grantor

Stan Allen

Stan Allen, Attorney, Co-Executor, Grantor

BOOK 10462 PG 929

STATE OF Illinois)
)
COUNTY OF Peoria)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named GEORGE M. WATKINS, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Peoria, Illinois, this 17th day of May, 1997.

Deanna R Henning
NOTARY PUBLIC

My Commission Expires:
9-1-99

OFFICIAL SEAL
DEANNA R. HENNING
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/1/99

STATE OF INDIANA)
)
COUNTY OF TIPPECANOE)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MACALYNE FRISTOE, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lafayette, Indiana, this 9th day of MAY, 1997.

Ruth A. Allen
NOTARY PUBLIC

My Commission Expires:
12/15/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named STAN ALLEN, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1997.

Jerfe A. Harris
NOTARY PUBLIC

My Commission Expires:
March 24, 2001

NOTARY PUBLIC AT LARGE