58

This Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, Tennessee 37064
(615) 790-8868

BOOK 10494 PG 948

QUITCLAIM DEED

FOR AND IN consideration of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to **Audrey M. Carroll and LaNita C. Stout, as tenants in common with right of survivorship**. I, **Audrey M. Carroll**, unmarried, by these presents do hereby quitclaim and convey unto **K. Thomas Sidwell, Trustee**, his successors and assigns, the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northwesterly part of Lot no. 3 on the Map of Subdivision of the Ben F. Tuberville Estate, as of record in Book 547, page 143, said Register's Office, and more particularly described by a survey of George W. Watkins, Surveyor, dated February 20, 1962, as follows:

Beginning at a point in the center line of Currey Road, the northwest corner of this tract; thence North 87 deg. 30 min. East a distance of 442 feet to a monument; thence in a southwesterly direction along the northwesterly right-of-way of the N.C. & St. L Railroad, a distance of 312.8 feet to an iron pin; thence South 87 deg. 30 min. West a distance of 104.6 feet to an iron pin in the center line of Currey Road; thence along the center line of Currey Road North 25 deg. 30 min. West, a distance of 158.4 feet to the point of beginning.

Also conveyed hereby is a center easement across the northwest corner of Lot No. 4 on the Map of the Subdivision of Ben F. Tuberville Estate, which was established by grant of record in Book 5076, page 890, said Register's Office.

Being the same property conveyed to Audrey M. Carroll, Windle W. Stout and wife, LaNita F. Stout, as tenants in common with right of survivorship, by deed from Charles K. Moore and wife, Alma M. Moore of record in Book 5634, page 429; further conveyed to AUDREY M. CARROLL, unmarried, by Quitclaim Deed from Sam E. Stansbury, Trustee, as of record in Book 8672, page 939, Register's Office for Davidson County, Tennessee.

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

And now, I, the said **K. Thomas Sidwell, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Audrey M. Carroll and LaNita C. Stout, as tenants in common with right of survivorship**, their 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 hands on this the 12 day of June, 1997.

Audrey M. Carroll
Audrey M. Carroll

K. Thomas Sidwell, Trustee
K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audrey M. Carroll, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of June, 1997.

M. Lee Moon
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2000

M. LEE MOON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, K. Thomas Sidwell, 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, at office, this 12 day of Jun

Notary Public

My Commission Expires: 11-30-97

LEA ANN KELLEY NOTARY PUBLIC AT LARGE WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

Audrey M. Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF JUNE, 1997.

M. Lee Moon
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2000

M. LEE MOON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mail Tax Bills To: 926 Curry Road
Nashville, TN 37217

Map-Parcel: Map 120
Parcel 21

97 JUN 17 AM 10:

FELIX [illegible]
DAVIDSON COUNTY, TN

97/06/17 0101 03CHECK 8.00

03116737

IDENTIF. + REFERENCE