BOOK 10508 PG 123

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to:
James R. Morrison
119 Carter Lane
Mt. Juliet, TN 37122

Map: 075
Group: 09
Parcel: 0-269.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Debra L. Morrison, have bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim my interest unto James R. Morrison, his heirs and assigns, a one-fourth undivided interest in and to the following described property to-wit:

Being a tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, and being Lot No. 1 on the plat of the Resubdivision of Lot No. 2 of the C. B. Howse Property as shown by a survey by Ahler-Martin Co., Tennessee #1434, dated September 26, 1989, and being of record in Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Included in the description above, but excluded from this conveyance, is a perpetual easement upon and through Lot No. 1 as retained by the grantors of record in Book 6791, page 261, Register's Office for Davidson County, Tennessee, which hereby specifically reserves for the purpose of ingress and egress to and from Lot 2 on the plan of the resubdivision of Lot No. 2, C. D. Howse Property set forth on the Plat of record Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, according to a survey by Ahler-Martin Company dated September 26, 1985, and to which plat reference is made for a more complete and accurate description thereof; said easement being more particularly described as follows:

A continuous strip of land approximately 10 feet wide by approximately 157.21 feet running from Old Hickory Boulevard to the rear boundary of Lot No. 1, said 10 foot wide strip running parallel with the entire common boundary line between Lots No. 1 and 2 as set forth in the aforesaid plat, and shall include a strip running parallel and contiguous with the rear boundary of Lot No. 1, being 50 feet by 40 feet.

This perpetual easement shall include, but not be limited to the permission to pave, grade, and utilize any portion of said easement for the parking of vehicles, the installation of lights and signs.

Being the same property conveyed to James R. Morrison, et al, by deed of James R. Irons and wife, Melody Wells Irons, dated October 9, 1990, of record in Book 8215, page 391, Register's Office for Davidson County, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 25 day of June 1997.

Debra L. Morrison
DEBRA L. MORRISON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, Debra L. Morrison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day June 1997.

Kelly M Clemmons
Notary Public

KELLY M. CLEMMONS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES: 4.25.99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.00 (divorce settlement).

James R. Morrison
AFFIANT

Subscribed and sworn to before me
this 25 day of June 1997.

Kelly M Clemmons
NOTARY PUBLIC
My Commission Expires: 4.25.99

KELLY M. CLEMMONS NOTARY PUBLIC WILSON TENN.

PICK-UP

97 JUN 27 PM 1:50
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0320502
IDENTIF. & REFERENCE

B1/R 06/27 0101 03CHECK 8.00