BOOK 10613 PG 94

QUITCLAIM DEED

FROM: Marguerite W. McClure

TO: Major and Mrs. John A. Averett and their children, John A. Averett,Jr. and Marguerite Averett (Minor)
106-B Birch Circle
Eglin A.F.B.,FL 32542

Send tax bills to: Marguerite W. McClure
3906 Estes Road
Nashville, TN 37215

Map: 116-16-0

Parcel: 077.0
FB: 07 DA 31935

For and in consideration of love and affection (and no monetary consideration), I, Marguerite W. McClure, by these presents, do hereby quitclaim and convey in equal shares to Major and Mrs. John A. Averett, John A. Averett, Jr., and Marguerite Averett, a minor, their heirs, successors and assigns a one quarter undivided interest in a parcel of property described as follows:

A tract of land in Davidson County, Tennessee consisting of 2.131 acres, more or less. Said lot fronts 137.56 feet on Estes Road and 437.43 feet on Abbott Martin Road. This tract is more specifically described in a proposed property division drawing/survey of Frank Neely, dated May, 1997, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Laurine Wallace, W. Guy Wallace,Jr., Compton Wallace and Marguerite Wallace by Warranty Deed from George I. Waddey,Jr.,of record in Book 1196, 661, said Register's Office; and the interest therein of Laurine Wallace Vail, W. Guy Wallace, Jr., and Francis Compton Wallace being subsequently conveyed to Marguerite Wallace McClure by Warranty Deed of record in Book 2046, page 276, said Register's Office.

The said Laurine Wallace Vail is one and the same person as Laurine Wallace; and, the said Francis Compton Wallace is one and the same person as Compton Wallace; and, the said Marguerite Wallace McClure is one and the same person as Marguerite Wallace.

This tract is a portion of the Lot 1 McClure Subdivision described in a previous survey of Frank Neely, dated November 30, 1991 and of record in Book 7900, page 329, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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

The interests of children John A. Averett, Jr. and Marguerite Averett are to be held in trust by Major and Mrs. Averett, who shall have full authority to transfer and/or dispose of said property in their discretion for the benefit of these two children, for a period of ten years from the date of this instrument.

Witness my hand this 15th day of July, 1997.

Marguerite W. McClure
MARGUERITE W. MCCLURE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County, the within named Marguerite W. McClure, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and, who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville,Tennessee, this 15th day of July, 1997.

Darlene S. Taylor
NOTARY PUBLIC

DARLENE S. TAYLOR * NOTARY PUBLIC AT LARGE * TENN.

My Commission expires: 1-27-1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.

Marguerite W. McClure
AFFIANT

Subscribed and sworn to before me this 15th day of July, 1997.

Darlene S. Taylor
NOTARY PUBLIC

My Commission expires: 1-27-1

0349761
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10:17
RENTA WILSON II REGISTER
DAVIDSON COUNTY, TN

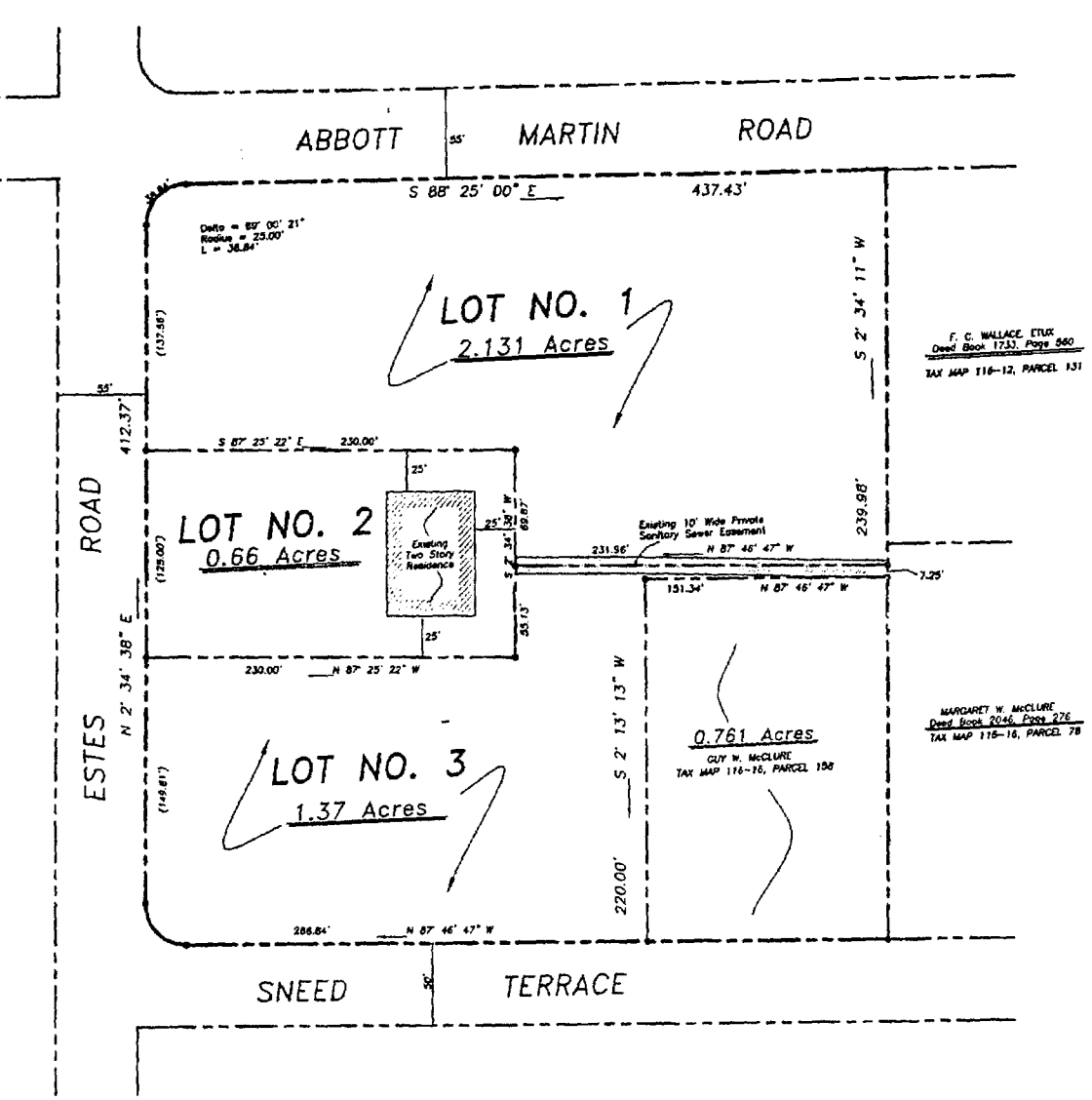
MAIL TAX

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18 DAY OF Sept. 1997.
B. Edwards
Deputy Register

This instrument prepared by:
Guy W. McClure
3716 Sneed Terrace
Nashville, Tennessee 37215

DARLENE S. TAYLOR * NOTARY PUBLIC AT LARGE * TENN.

9830 01/01 03:CHECK 12.00



PROPERTY DESCRIPTION, LOT NO. 1

Beginning at an iron pin in the easterly margin of Estes Road;

Thence, with the easterly margin of Estes Road, North 2 degrees 34 minutes 38 seconds East, 137.56 feet to an iron pin;

Thence, along a curve to the right with a central angle of 89 degrees 00 minutes 21 seconds, and a radius of 25.00 feet, a distance of 38.84 feet to an iron pin, said pin being in the southerly margin of Abbott Martin Road;

Thence, with the southerly margin of Abbott Martin Road, South 88 degrees 25 minutes 00 seconds East, 437.43 feet to a concrete monument;

Thence, leaving the southerly margin of Abbott Martin Road, South 2 degrees 34 minutes 11 seconds West, 239.98 feet to a point;

Thence, North 87 degrees 25 minutes 49 seconds West, 231.96 feet to a point;

Thence, North 2 degrees 34 minutes 38 seconds East, 69.87 feet to a point;

Thence, North 87 degrees 25 minutes 22 seconds West, 230.00 feet to the point of beginning, containing 92,818 square feet (2.131 acres).

Being a portion of the property conveyed to Marguerite A. McClure, of record in Deed Book 1196, Page 661, of the Register's Office of Davidson County, Tennessee.

PROPERTY DESCRIPTION, LOT NO. 2

Beginning at a point in the easterly margin of Estes Road;

Thence, with the easterly margin of Estes Road, North 2 degrees 34 minutes 38 seconds East, 125.00 feet to a point;

Thence, leaving the easterly margin of Estes Road, South 87 degrees 25 minutes 22 seconds East, 230.00 feet to a point;

Thence, South 2 degrees 34 minutes 38 seconds West, 125.00 feet to a point;

Thence, North 87 degrees 25 minutes 22 seconds West, 230.00 feet to the point of beginning, containing 28,750 square feet (0.66 acres).

Being a portion of the property conveyed to Marguerite A. McClure, of record in Deed Book 1196, Page 661, of the Register's Office of Davidson County, Tennessee.

PROPERTY DESCRIPTION, LOT NO. 3

Beginning at an iron pin, said pin being in the northerly margin of Sneed Terrace;

Thence, with the northerly margin of Sneed Terrace, North 87 degrees 46 minutes 47 seconds West, 286.84 feet to an iron pin;

Thence, along a curve to the right with a central angle of 90 degrees 21 minutes 24 seconds, and a radius of 25.00 feet, a distance of 39.43 feet to an iron pin, said pin being in the easterly margin of Estes Road;

Thence, with the easterly margin of Estes Road, North 2 degrees 34 minutes 38 seconds East, 149.81 feet to a point;

Thence, leaving the easterly margin of Estes Road, South 87 degrees 25 minutes 22 seconds East, 230.00 feet to a point;

Thence, North 2 degrees 34 minutes 38 seconds East, 55.13 feet to a point;

Thence, South 87 degrees 25 minutes 49 seconds East, 231.96 feet to a point;

Thence, South 2 degrees 34 minutes 09 seconds West, 7.25 feet to an iron pin;

Thence, North 87 degrees 46 minutes 47 seconds West, 151.34 feet to an iron pin;

Thence, South 2 degrees 13 minutes 13 seconds West, 220.00 feet to the point of beginning, containing 59,675 square feet (1.37 acres).

Being a portion of the property conveyed to Marguerite A. McClure, of record in Deed Book 1196, Page 661, of the Register's Office of Davidson County, Tennessee.

NOTE:

THIS DRAWING IS NOT TO BE CONSIDERED A GENERAL PROPERTY SURVEY AS DEFINED UNDER TENNESSEE CODE ANNOTATED 62-18-0820-3-.07. THIS DRAWING WAS PREPARED AT THE REQUEST OF MR. GUY McCLURE, FOR THE DIVISION BY DEED OF THE ABOVE SHOWN PARCEL OF PROPERTY.
NO IRON PINS WERE SET ON THE GROUND AT THE REQUEST OF MR. GUY McCLURE.

PREPARED BY:
Frank V. Neeley
2722 Sharondale Court
Nashville, TN 37215
(615) 383-8080

PROPOSED PROPERTY DIVISION OF
TAX MAP 116-16, PARCEL 77
3906 ESTES ROAD
NASHVILLE, DAVIDSON CO., TENNESSEE

THIS DRAWING WAS PREPARED AT THE REQUEST OF MR. GUY McCLURE FOR DIVISION OF THE PROPERTY BY DEED

1 OF 1

REVISIONS

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

10613 96
BOOK