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IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

STELTEMEIER & WESTBROOK, Attorneys
2002 Richard Jones Road, Suite C-101
P. O. Box 150349
Nashville, Tennessee 37215-0349

97 NOV 14 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10684 PG 518

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Marion L. Ward 2040 Overhill Drive Nashville, TN 37215	-Same-	Map 131-02 Parcel 109

FROM: Penny B. Ward

TO: Marion L. Ward

For and in consideration of Ten and no/100th ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, **Penny B. Ward** by these presents do hereby quitclaim and convey unto **Marion L. Ward**, his successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 6 of Block I, on the Plan of Overton Hills, as of record in Plat Book 843, page 66, Register's Office for said County, more particularly described according to a survey by Charles Phillip Clinard, dated April 12, 1984, as follows:

Beginning at an existing iron rod in the northerly right-of-way of Galbraith Drive, said iron rod being the southeasterly corner of the within described property, and the southwesterly corner of Lot No. 7, Overton Hills; thence with the common boundary of Lot No. 6 and Lot No. 7, N 3 deg. 11 min. 35 sec. E 242.61 feet to an iron pin; thence N 51 deg. 26 min. W 11.40 feet to a chisel mark in a curb footing; thence S 38 deg. 00 min. W 240 feet to an iron pin in the northerly margin of Overhill Drive; thence with the margin of Overhill Drive S 51 deg. 26 min. E 73.84 feet to an iron pin; thence continuing with the margin of Overhill Drive and Galbraith Drive with a curve to the left having an internal angle of 35 deg. 12 min. and a radius of 50 feet a distance of 30.27 feet to an iron pin; thence continuing with the margin of Galbraith Drive S 86 deg. 38 min. E 57.28 feet to the point of beginning.

Grantor, Penny B. Ward, conveys the property herein to the Grantee, Marion L. Ward, subject to a right of reversion for contingent future interest as set forth hereafter. Title will revert to joint ownership upon the satisfaction of the two precedent conditions of commercial rezoning and increase in fair

market value over the current value of $230,000.00. In the event these two conditions occur, the Grantor shall be vested with a reversionary interest and shall receive upon the sale of said property, transfer or conveyance from any other person or entity, upon the addition of any third party as a joint tenant, tenant in common or tenants by the entirety or death of Grantee, one-half of any amount received in excess of $230,000.00 after customary cost of sale, transfer or conveyance. In the event the Grantor's interest becomes vested as stated herein, the Grantee shall have the absolute control as to when said property shall be sold, the price for which it shall be sold, the party to whom said property shall be sold and any other terms or right associated with the selling of said property. The Grantor shall have no rights as to the sale of said property except to receive one-half of any proceeds in excess of $230,000.00 less the customary expenses of sale. The Grantor shall execute hereafter any documents deemed necessary by the Grantee as a result of this conveyance.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of lane conveyed to McDonald's Corporation, by deed of record in Book 8114, page 289, Register's Office for said County, and being more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described according to a survey by Ragan-Smith-Murphy & Associates, by John O. Spry, licensed surveyor, dated 7-6-89, as follows:

Beginning at an existing iron pin in the westerly boundary line of the property of Marion L. Ward and wife, Penny B. Ward as recorded in Deed Book 6281, page 206, at the southeast corner of Lot 2 on the Plan of the Resubdivision of Lots 2, 3 and Part of Lots 1 and 4, Overton Hills Subdivision, as recorded in Plat Book 4300, page 194, R.O.D.C., Tennessee, the southwest corner of the herein described tract; thence with the easterly boundary line of Lot 2 North 38 deg. 00' 00" East 40.00 feet to an existing iron pin; thence South 56 deg. 58' 47" East 12.87 feet to an existing iron pin; thence with the west boundary line of Lot 1 on the Plan of the Resubdivision of Lot 8A on the Plan of Overton Hills-Resubdivision of Lot 8 as of record in Plat Book 5190, page 438, and the Resubdivision of Lot 7 on the Plan of Overton Hills, as of record in Plat Book 843, page 66, which is recorded in Plat Book 6200, page 407, R.O.D.C., Tennessee South 03 deg. 34' 29" West 50.34 feet to an iron pin set; thence with a line severing the property of Marion L. Ward and wife, Penny B. Ward North 51 deg. 26' 00" West 41.28 feet to the point of beginning and containing 1108 square feet of 0.025 acres, more or less.

BEING the same property conveyed to Marion L. Ward and wife, Penny L. Ward by deed from Mark M. Manion and wife, Pamela F. Manion of record

in Book 6281, page 206, said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of November, 1997.

Penny B. Ward

PENNY B. WARD

BOOK 10684 PG 521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Penny L. Ward** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 7th day of November, 1997.

NOTARY PUBLIC

My commission expires:
1/30/2001

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ -0-.

Marion L. Ward

Sworn to and subscribed before me on this the 7th day of November, 1997.

NOTARY PUBLIC

My commission expires:
1/30/2001

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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