BOOK 10696 PG 295

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $10.00.

Samuel F. Anderson
Affiant

Subscribed and sworn to before me, this 25th day of November, 1997.

Lisa A. Thomas
Notary Public

My commission expires 11-28-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

| Address of New Owners: | Send Tax Bills to: | Tax Information | |
|---|---|---|---|
| Ruby H. Anderson and | Same | Map | Parcel |
| E. Clive Anderson, Jr. | | 51-4 | 142 |
| 2010 Eighth Avenue South | | 51-4 | 143 |
| Nashville, TN 37204 | | | |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Samuel F. Anderson, TRUSTEE, a married man, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained sold, and does hereby convey, remise, release and forever quitclaim unto Ruby H. Anderson, a widow, an undivided two-thirds (2/3) interest, and unto Clive Anderson, Jr., an undivided one-third (1/3) interest, as Tenants in Common, their respective heirs and assigns, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land lying in the 8th councilmanic district, Madison, Davidson County, Tennessee and being Lot 1 and Lot 2 of the revised plan of Power and Roth Madison Park subdivision, as of record in the Plat Book 843, Page 7, R.O.D.C., TN. and being more particularly described as follows;

Beginning at a nail found in the radius return of the intersection of the Southerly right-of-way of Emmett Avenue and the Easterly right-of-way of Gallatin Pike (U.S. 31 E, S.R.6.);

Thence, with the said Southerly right-of-way, South 60 Deg 48 Min 00 Sec East, 140.20 feet to an iron pin found, said pin being the northwesterly corner of the Driver investments property, as of record in deed Book 4879, Page, 45 R.O.D.C., TN.;

Thence, with the said Driver investments property, South 29 Deg 09 Min 29 Sec West, 197.60 feet to an iron pin set in the northerly line of the Erminia S. Coarsey property, as of record in deed Book 3578, Page 521, R.O.D.C., TN;

Thence, with the said Coarsey property, the following bearings and distances:

Thence, North 60 Deg 59 Min 26 Sec West, 60.00 feet to an iron pin set;

Thence North 61 Deg 04 Min 00 Sec West, 104.68 feet to a P.K. nail set in the said Easterly right-of-way of Gallatin Pike;

Thence, with the said Easterly right-of-way, North 27 Deg 16 Min 00 Sec East, 167.37 feet to a P.K. nail set, said nail being the beginning of a curve to the right;

Thence, with the said curve to the right, having a central angle of 91 Deg 56 Min 00 Sec, a radius of 30 feet, a chord bearing of North 73 Deg 14 Min 00 Sec East, along an arc length of 48.14 feet to the point of beginning.

Containing: 33,034 square feet or (0.758 acres, more or less)

This is improved property located at: 901 Gallatin Pike, Madison, Tennessee, 37115.

Being the same property conveyed to Samuel F. Anderson, TRUSTEE, by deed from E. Clive Anderson, Jr. of record in Book 10696, Page 291, and the same property conveyed to Samuel F. Anderson, TRUSTEE, by deed from Ruby H. Anderson, a widow, of record in Book 10696 Page 293, Register's Office Davidson County, Tennessee.

THIS INSTRUMENT IS RECORDED FOR THE SOLE PURPOSE OF COMBINING THE ABOVE CAPTIONED PARCELS INTO ONE PARCEL.

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

WITNESS my hand this 25th day of November, 1997.

Samuel F. Anderson, Trustee
Samuel F. Anderson, TRUSTEE

Jennifer J. Anderson
Jennifer J. Anderson
who joins in this conveyance for the sole purpose of conveying any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel F. Anderson, TRUSTEE, and wife, Jennifer J. Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1997.

Lisa F. Dix
Notary Public

LISA F. DIX NOTARY PUBLIC AT LARGE

My Commission expires: 11-28-98

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IDENTIF. & REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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