26
4715

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles B. Fox	New Owner	
1281 Cheyanne Blvd.		Map 163
Madison, TN 37115		Parcel 168

This instrument prepared by: Robert J. Notestine, III
Attorney, 104 Woodmont Blvd., Suite 115, Nashville, TN 37205

Q U I T C L A I M D E E D

For and in consideration of the sum of Ten Dollars ($10.00), and for other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Bernard Fox, Jr. hereinafter referred to as (Grantor), by these presents does hereby Quitclaim, grant, and convey all of its rights, title and interest unto Charles B. Fox (Grantee), his heirs and assigns, in the following described tract of land in Davidson County, State of Tennessee, to wit:

8455 01/05 0101 03CHECK 8.00

See attached Exhibit A for legal description

Being the same property conveyed to Richard Bernard Fox, Jr. by Warranty Deed from Charles Bernard Fox of record in Book 5849, page 563, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 925, Book 6764, page 93 and Book 7225, page 304, and a fifty foot easement of record in Book 5849, page 563, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 22nd day of December, 1997.

Hollie M. Jackson
Notary Public

My Commission Expires: November 25, 2000

0386817
IDENTIFICATION REFERENCE

98 JAN -5 PM 1:42
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

HOLLIE M. JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 1997.

Richard Bernard Fox, Jr.

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 Richard Bernard Fox, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 1997.

Hollie M. Jackson
Notary Public

My Commission Expires: November 25, 2000

HOLLIE M. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated 12/13/71, not of record, beginning at a spike in the center of Neely's Bend Road, North 15° 30' West 1269.5 feet from the Southeast corner of a tract of 45.12 acres, more or less, acquired by Richard Bernard Vaughan Fox by deed of record in Book 1385, Page 593, R.O.D.C., Tennessee, thence South 77° 38' West 623 feet to an iron pin, thence North 15° 30' West 210 feet to an iron pin, thence North 77° 38' East 623 feet to the center of Neely's Bend Road, thence South 15° 30' East 210 feet to the point of beginning, containing 3 acres, more or less, and designated as Tract 6.

TRACT 2: Land in the 11th Civil District of said County described according to a survey of Wayne S. Cooper, Sr., Surveyor, dated 12/13/71, not of record, beginning at the Northwest corner of Lot 6 of said survey conveyed to Charles Bernard Fox by deed of Grantors of record in Book 4576, Page 247, Register's Office for Davidson County, Tennessee, thence South 15° 30' East 210 feet along the West line of said Lot 6 to the Southwest corner of said Lot 6, thence South 77° 38' West 623 feet to a point, thence North 15° 30' West 210 feet to a point in a line which would be the same as the North line of Lot 6, if extended, thence with said line North 77° 38' East to the point of beginning and containing 3 acres more or less.

TRACT 3: Land in the Eleventh (11th) Civil District of Davidson County, Tennessee described according to an unrecorded plat furnished by Stanford & Associates, Inc., Franklin, Tennessee, dated December 13, 1971, as follows:

Beginning at the northwest corner of a 3 acre tract described in Book 4764, Page 462, Register's Office for Davidson County, Tennessee conveyed to Charles Bernard Fox by deed of Grantors; thence south 15 degrees 30 minutes east 210 feet along the west line of said 3 acre tract to the southwest corner of said 3 acre tract, thence south 77 degrees 38 minutes west 636.7 feet to a point, thence north 15 degrees 30 minutes west 210 feet to a point in a line which would be the same as the north line of said 3 acre tract and Lot 6 on said plat if extended, thence north 77 degrees 38 minutes east to the point of beginning and containing 3 acres more or less.

There is reserved across said tract a 50 foot easement for the extension of School Pass from Harlin Meadows Subdivision.