BK/10748/PG892

(Straighway Property)

Prepared by:
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REGISTER
DAVIDSON COUNTY, TN.

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QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Delores Faye Primrose **Arthur L. Primrose** **c/o 100 Bellepointe** **Hendersonville, TN 37075**	**Delores Faye Primrose** **Arthur L. Primrose** **c/o 100 Bellepointe** **Hendersonville, TN 37075**	**Map 72-13** **Parcel 397**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Floyd W. Primrose, Jr., Grantor, by these presents, does hereby quitclaim and convey unto his wife, Delores Faye Primrose, Grantee, her successors and assigns, all of his one-half (1/2) undivided interest in and to the following property located in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1: Being the northerly 23 feet of Lot No. 2 and all of Lot No. 3 on the Plan of A.H. Robinson's subdivision of certain lots in Brownsville, as of record in Book 57, page 1, Register's Office for Davidson County.

Said Part of Lot No. 2 fronts 23 feet on the Easterly side of the Gallatin Road and runs back between parallel lines 207 feet on the Northerly line and 210 feet, more or less on the southerly line to a private alley, measuring 22 feet, more or less, thereon.

Said Lot No. 3 fronts 102 feet on the Easterly side of the Gallatin Road and runs back 197 feet on the Northerly line and 217 feet on the southerly line to the westerly line of Lot No. 4, measuring 95 feet thereon.

TRACT NO. 2: Being Lot No. 4 on the Map of A.H. Ribonson's Subdivision, as of record in Book 57, page 1, Register's Office for said County.

Said Lot No. 4 fronts 21 feet on the North side of Straightway Avenue, formerly called Main Street, and runs back between parallel lines 267.2 feet to a dead line measuring 21 feet thereon.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lot No. 5 on the Map of A.H. Robinson's Subdivision, as of record in Book 57, page 1, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the north side of Straightway Avenue, formerly called Main Street, and runs back between parallel lines, to a dead line in the rear, the depth of said lot not being shown on said plan.

TRACT NO. 4: A tract of land located on the northwest boundary of Lot No. 6 as described in an unrecorded survey prepared by William Collier Parrish Associates, dated March 19, 1963, a copy of which is being Exhibit 7 in the Chancery Court file of Davidson County, Tennessee, Part II, being No. A-2736, and described as follows:

Beginning at an iron stake in the common rear corners of Lots Nos. 5 and 6; thence in an easterly direction along the rear line of Lot No. 6 22.4 feet to a point; thence in a southerly direction 71.3 feet to a point; thence in a westerly direction 17.8 feet to a point in the common line of Lots 5 and 6; thence along the line of Lots 5 and 6 in a northerly direction 71.3 feet, more or less, to a point of beginning.

Being the same property conveyed to Floyd W. Primrose, Floyd W. Primrose, Jr., and Arthur L. Primrose, as tenants in common with the express right of survivorship, by Deed from Floyd W. Primrose and wife, Betty Sue Primrose, of record in Book 5173, Page 856, Register's Office for Davidson County, Tennessee; the said Floyd W. Primrose having since died on October 18, 1982.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to James L. Smith, Trustee, from Grantor and his brother Arthur L. Primrose, as tenants in common. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said one-half (1/2) undivided interest in this property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 31 day of December, 1997.

Floyd W. Primrose, Jr.,
Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me Pupe Smith, a Notary Public of this County, Floyd W. Primrose, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 31 day of Dec., 1997.

Pupe F. Smith
Notary Public
My Commission Expires: [illegible]

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Delores Faye Primrose,
Grantee

Sworn and subscribed to before me this 31 day of Dec., 1997.

My Commission Expires: 6-28-[illegible]

Notary Public

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