File Box 21-A

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges, Attorneys
323 Union Street
Nashville, TN 37201

**QUITCLAIM DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee<br>P.O. Box 210319<br>Nashville, Tennessee 37221 | Same | 102-76 |

WHEREAS, by Warranty Deed from Bell's Bend Farms, Inc., of record in Book 7255, page 370, in the Register's Office for Davidson County, Tennessee, certain property in Nashville, Davidson County, Tennessee, known as 3985 Old Hickory Boulevard (said property being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, and being hereinafter referred to as the "Property"), was conveyed to Fred E. Cowden, Jr., a single person; and

WHEREAS, by Quitclaim Deed of record in Book 7338, page 4, said Register's Office, executed for the purpose of creating a tenancy in common, Fred E. Cowden, Jr., an unmarried man, conveyed his interest in the Property to Sam D. Hodges, III, Trustee, and Sam D. Hodges, III, Trustee, conveyed his interest in the Property to Fred E. Cowden, Jr., as to a 1/2 undivided interest, and to Carmen J. Wilds, as to a 1/2 undivided interest; and

WHEREAS, Fred E. Cowden, Jr., died on November 26, 1996, with his Last Will and Testament being filed for probate under Probate No. 96P1868 in the Probate Office for Davidson County, Tennessee; and

WHEREAS, said Last Will and Testament of Fred E. Cowden, Jr., provided that upon his death his interest in the Property would be devised to his wife, Carmen M. Cowden (formerly known as Carmen J. Wilds), in the event that she survived him, and in the event that she did not survive him, the Property would be devised to his children living at the time of his death; and

WHEREAS, by Memorandum of Agreement dated December 30, 1996 (the "Contract"), executed by Carmen J. Wilds and the Estate of Fred E. Cowden, Jr., as Seller, and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, as Purchaser (the "Grantee" hereunder), the Seller thereunder agreed to sell the Property to the Grantee; and

WHEREAS, by Petition for Exempt Property, Homestead, Year's Support and Elective Share filed on the 26th day of August, 1997, Carmen M. Cowden dissented from the Last Will and Testament of Fred E. Cowden, Jr.; and

WHEREAS, the undersigned, Fred E. Cowden, Sr., the Executor of the Estate of Fred E. Cowden, Jr.; Carmen M. Cowden, the widow of Fred E. Cowden, Jr.; and John B. Cowden, Mark A. Cowden, and Steven D. Cowden, the only children of Fred E. Cowden, Jr., have executed an Agreement of even date herewith, wherein they have agreed to join in the execution of this Quitclaim Deed for the purpose of fulfilling the obligations of the Contract with Grantee;

NOW, THEREFORE, FOR A GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, CARMEN M. COWDEN (formerly known as Carmen J. Wilds), FRED E. COWDEN, SR., Executor of the Estate of Fred E. Cowden, Jr., and JOHN B. COWDEN, MARK A. COWDEN, and STEVEN D. COWDEN (collectively, the "Grantors")

have bargained and sold, and by these presents do transfer, quitclaim and convey unto HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE (the "Grantee"), its successors, representatives and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11th day of ~~November~~ December, 1997.

Carmen M. Cowden

~~CARMEN~~ M. COWDEN, formerly known as CARMEN J. WILDS

Fred E Cowden Sr

FRED E. COWDEN, SR., EXECUTOR OF THE ESTATE OF FRED E. COWDEN, JR.

JOHN B. COWDEN

MARK A. COWDEN

Steven Cowden

STEVEN D. COWDEN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMEN M. COWDEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 1997.

Jana D. Cullum

NOTARY PUBLIC
My Commission Expires: May 23 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED E. COWDEN, SR., EXECUTOR OF THE ESTATE OF FRED E. COWDEN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 1997.

Eleanor Hughes

NOTARY PUBLIC
My Commission Expires:

ELEANOR HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. COWDEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 1997.

NOTARY PUBLIC
My Commission Expires: 9-23-00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. COWDEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 1997.

Tammy Wetmore
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN D. COWDEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 1997.

Tammy Wetmore
NOTARY PUBLIC
My Commission Expires: My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $100,000.00.

Affiant

Subscribed and sworn before me this 1st day of JANUARY, ~~1997~~ 1998.

NOTARY PUBLIC
My Commission Expires: 5-2-00

\bllsbend\cowden.qcd

**EXHIBIT "A"**

BOOK 10751 PG 545

Legal Description
(Parcel No. 76)

Being land in the Second Civil District, First Councilmanic District, in Nashville, Davidson County, Tennessee, being generally located in Bells Bend and being south of Old Hickory Boulevard and one mile west of Cleeces Ferry, more or less, and being more particularly described as follows:

Commencing at a point in the center of Old Hickory Boulevard said point being at the northeast corner of property conveyed to Roy Conway Flowers as recorded in Book 9589, page 586, R.O.D.C.;

Thence, leaving said center line of Old Hickory Boulevard S 24 degrees 01' 59" E, 34.82 feet to an existing iron pin in the southerly right-of-way of Old Hickory Boulevard;

Thence, with said right-of-way the following calls:
S 84 degrees 51' 06" E, 427.16 feet to a set iron pin;
S 87 degrees 17' 51" E, 670.62 feet to an iron pin (old) at the true point of beginning;

Thence, continuing with said right-of-way S 87 degrees 34' 01" E 300.04 feet to an iron pin (old);

Thence, leaving said right-of-way with Bells Bend Farm, Inc. line the following calls:
S 02 degrees 26' 08" W, 725.98 feet to an iron pin (old);
N 87 degrees 34' 20" W, 299.97 feet to an iron pin (old);
N 02 degrees 25' 47" E, 726.01 feet to an iron pin (old); to the point of beginning.

Containing 217,803 square feet or 5.00 acres more or less.

Being the same property conveyed to Fred E. Cowden, Jr., as to a 1/2 undivided interest, and Carmen J. Wilds, as to a 1/2 undivided interest, by deed of record in Book 7338, page 4, in the Register's Office for Davidson County, Tennessee, the said Fred E. Cowden, Jr., having since died. His 1/2 undivided interest is now vested in the Fred E. Cowden, Sr., Executor of the Estate of Fred E. Cowden, Jr., Probate No. 96P1868, Probate Court for Davidson County, Tennessee.

0388292
IDENTIFICATION REFERENCE
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REGISTER
DAVIDSON COUNTY, TN.
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