BOOK 10781 PG 364

Mail

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Parcel One: *Map/Parcel 43 9 31*
Parcel Two: *Map/Parcel 43 9 82*
Map/Parcel 49 3 81
Parcel Three: *Map/Parcel 34 2 32*

QUITCLAIM DEED

FROM: **MARGARET I. CHANCE**

TO: **CHANCE LIMITED PARTNERSHIP**

SEND TAX BILLS TO:
As of record Margaret I. Chance
608 Gallatin Road North
Madison TN 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARGARET I. CHANCE**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **CHANCE LIMITED PARTNERSHIP**, its successors and assigns, all my estate, right, title, interest and claim in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

PARCEL ONE: Tract II: Land in Davidson County, Tennessee, being Lot No. 4 on Block "A", on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for said County.

SAID Lot fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line, including herein, but to be excluded herefrom is that strip of ground conveyed to the State of Tennessee for the widening of Gallatin Pike, as of record in Book 2494, Page 129, said Register's Office.

Tract III: BEING Lot No. 5 of Block "A" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said County.

SAID Lot No. 5 fronts 54 feet on the easterly side of the Gallatin Road and runs back between parallel lines, with the northerly margin of Lovell Street, 150 feet to a dead line.

But said description and conveyance are modified by easement for right of way of Gallatin Road and Lovell Street lying within boundaries of above premises and the slopes of cuts and fills will be outside of and beyond the right of way, as set out in the grants to the State of Tennessee, of record in Book 2494, Page 43, and Book 2591, Page 223, said Register's Office; also, a 10 foot easement across the front or easterly part of premises for sanitary sewer and/or storm drainage granted Davidson County by Garner Robinson, as set out in instrument of record in Book 3374, Page 332, said Register's Office.

This conveyance is subject to restrictive covenants contained in deed from Wiley Keith to Rose S. Gill, dated December 17, 1935, filed December 18, 1935, and recorded in Book 971, Page 628, said Register's Office; and restrictive covenants contained in deed from Mrs. Rose S. Gill, et al, to Garner Robinson, dated February 10, 1947, filed October 21, 1949, and recorded in Book 1761, Page 493, said Register's Office, which are the same as in deed of record in Book 971, Page 628, said Register's Office, except the expiration date which is February 10, 1997.

BEING the same property conveyed to Margaret I. Chance by deed from Homer E. Chance dated July 6, 1982, and filed for record in Book 5909, Page 820, Register's Office for Davidson County, Tennessee.

PARCEL TWO: Tract I: BEING Lot No. 6 on Block "A" of Overlook Estates, a subdivision of record in Book 843, Page 105, Register's Office for said county, said Lot No. 6 fronts 64 feet on the northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line in the rear on which it measures 64 feet.

Tract II: Land in Davidson County, Tennessee, being Lot No. 7, Block "A", on the Plan of Overlook Estates, of record in Book 845, Page 105, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Margaret I. Chance by deed from Homer E. Chance dated January 14, 1983, and filed for record in Book 5993, Page 469, in the Register's Office for Davidson County, Tennessee.

PARCEL THREE: A tract of land in the 10th Civil District of Davidson County, Tennessee, being particularly described as follows:

BEGINNING at an iron pin at the intersection of the easterly margin of Gallatin Road with the southerly margin of Cude Lane, thence with the southerly margin of Cude Lane S 43 deg. 20' E a distance of 200.00' to an iron pin, thence; leaving said margin S 42 deg. 00' W a distance of 175.00' to an iron pin, thence; N 43 deg. 20' W a distance of 200.00' to the easterly margin of Gallatin Road, thence; in a northeasterly direction with a 1845.86' radius curve to the right a distance of 175.07' and also having a chord bearing of N 42 deg. 00' E a distance of 175.00' to the point of beginning, said tract containing 0.82 acres.

BEING the same property conveyed to Margaret I. Chance by deed from Homer E. Chance dated August 22, 1991, and filed for record in Book 9306, Page 645, in the Register's Office for Sumner County, Tennessee.

The above described property is not the principal place of residence of Grantor, Grantor's spouse, or any minor children of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29 day of January, 1998.

BOOK 10781 PG 366

Margaret I. Chance
MARGARET I. CHANCE

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared MARGARET I. CHANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 29 day of January, 1998.

Ronald B. Bush
NOTARY PUBLIC

RONALD B. BUCH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Comm. Expires: 10/12/98

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Margaret I. Chance
AFFIANT

Sworn to and subscribed before
me this 29 day of January, 1998.

Ronald B. Bush
NOTARY PUBLIC

RONALD B. BUCH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Comm. Expires: 10/12/98

WORDDOCS\REALPROP\CHANCEDEE.LOV

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IDENTIFICATION/REFERENCE
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DAVIDSON COUNTY, TN
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