BOOK 10786 PG 453

THIS INSTRUMENT PREPARED BY:
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TRACT ONE: Map 72-9, Parcel 16
TRACT TWO: Map 72-9, Parcel 35
TRACT THREE: Map 72-9, Parcel 17-18

PICK-UP

98 FEB -6 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0398381

QUITCLAIM DEED

FROM: **DORRIS E. BENNETT, SR. and wife, JEANNETTE BENNETT**

TO: **ELI AND JENNIE BENNETT EVERGREEN TRUST**

SEND TAX BILLS TO:
Eli Bennett
910 Cherokee Avenue
Nashville TN 37207

0887 02/06 0101 01CASH 10.00

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, we, **DORRIS E. BENNETT, SR. and wife, JEANNETTE BENNETT**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto the **ELI AND JENNIE BENNETT EVERGREEN TRUST**, its successors and assigns, all our estate, right, title, interest and claim in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT ONE: All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee.

Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision.

Thence Southwesterly along the West right of way line of said Louisville and National Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of

said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract;

Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract;

Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision;

Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract;

Thence Northerly along a line 50 feet East of and parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract;

Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning.

Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts 1 and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

BEING the same property conveyed to DORRIS E. BENNETT and JEANETTE PEERY BENNETT by deed from the United States of America, dated November 27, 1991, and filed for record in Book 8504, Page 95, in the Register's Office for Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

This conveyance is subject to restrictive covenants contained in instrument and of record in Book 1357, Page 677, said Register's Office. Also subject to setback line and easements, etc. of record in Book 1130, Page 97, said Register's Office.

BEING the same property conveyed to DORRIS E. BENNETT, SR. and wife, JEANNETTE BENNETT, by deed from Hazel Gower Thompson dated May 27, 1969, and filed for record in Book 4339, Page 846, in the Register's Office for Davidson County, Tennessee.

TRACT THREE: ***Parcel No. 1:*** Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of Lot No. 48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of said Lot No. 46 front 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 46 on the Map of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Book 3323, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 deg. 16' 59" East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 deg. 44' East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

BEING the same property conveyed to DORRIS E. BENNETT and wife, JEANETTE PEERY BENNETT, by deed from Ruby G. Graves dated February 15, 1968, and filed for record in Book 4212, Page 402, Register's Office for Davidson County, Tennessee.

IT IS HEREBY UNDERSTOOD that Dorris E. Bennett, Sr. and Dorris E. Bennett are one and the same person. It is further understood that Jeannette Bennett, Jeanette Peery Bennett and Jeannette Peery Bennett are one and the same person.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3 day of Febraary, 1998.

x Dorris E Bennett
DORRIS E. BENNETT

x Jeannette Bennett
JEANNETTE BENNETT

STATE OF TENNESSEE,
COUNTY OF Davidson

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared DORRIS E. BENNETT, SR. and wife, JEANNETTE BENNETT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Nashville, Tennessee, this 3rd day of Febraary, 1998.

Mattie J Shelton
NOTARY PUBLIC

My Commission Expires JAN. 27, 2001

My Comm. Expires:_____

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STATE OF TENNESSEE
COUNTY OF Davidson

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

X Dorri E Bennett
AFFIANT

Sworn to and subscribed before
me, this 3rd day of February
1998.

Notary Public

NOTARY PUBLIC

My Commission Expires JAN. 27, 2001

My Comm. Expires:_____

realprop\bennett.qui