File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

BOOK 10886 PG 432

ADDRESS NEW OWNER:
Donald S. Roarty
208 Rolling Fork Court
Nashville, TN 37205

SEND TAX BILL:
To Owner

OWNER:
Donald S. Roarty
208 Rolling Fork Court
Nashville, TN 37205

MAP AND PARCEL:
MAP 129-5
PARCEL 36
8DZ72980

QUITCLAIM DEED

We, William Peter Wylie hereby Quitclaim all our interest to Donald S. Roarty and wife, Christine A. Roarty, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

98 APR 15 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0425606
INSTRUMENT # REFERENCE

This is improved property known as 208 Rolling Fork Court, Nashville, TN 37205

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Donald S. Roarty and wife, Christine A. Roarty their heirs and assigns, forever; and we, William Peter Wylie covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of March, 19 98.

William Peter Wylie

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Peter Wylie the bargainor(s), 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 and official seal at FALLS CHURCH VA this the 25th day of March, 19 98.

Embossed Hereon is My Commonwealth of Virginia Notary Public Seal My Commission Expires March 31, 2001 ANDREA A. MIZWA

Andrea A. Mizwa
NOTARY PUBLIC

My Commission Expires: 3/31/2001

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 9th day of ~~March~~ April, 19 98.

Dixie Seagraves

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4188 04/15 01:01 03CHECK 12.00

EXHIBIT "A"

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ambrose Acres of record in Book 8250, Page 519, Register's Office for said County.

Together with the rights of ingress & egress of a driveway easement to serve Lot No. 2 as shown in Book 8250, Page 519, said Register's Office.

ALSO INCLUDED IN THIS CONVEYANCE IS AN ACCESS EASEMENT BETWEEN LOT 1 AND LOT 2 OF AMBROSE ACRES BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, Page 519 R.O.D.C., TN) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae Tn RLS #1673), more particularly described as follows:

Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, Page 519, R.O.D.C., TN) being further described as the southwest corner of Lot 2 of said Ambrose Acres; thence easterly along the 20' wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20' access easement being described as follows: N 57 deg. 56 min. 34 sec. E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 deg. 13 min. 10 sec., a radius of 100.00 feet, a tangent length of 49.01 feet, a length of 91.14 feet and a chord bearing a distance of N 31 deg. 49 min. 59 sec. E 88.02 feet; thence N 05 deg. 43 min. 24 sec. E 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 deg. 43 min. 26 sec., a radius of 35.00 feet, a tangent length of 64.09 feet, a length of 74.97 feet and a chord bearing a distance of N 67 deg. 05 min. 07 sec. E 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls: S 51 deg. 33 min. 10 sec. E 59.80 feet; thence S 65 deg. 33 min. 52 sec. E 43.45 feet; thence S 69 deg. 17 min. 59 sec. E 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision, said point being located S 33 deg. 52 min. 24 sec. W 9.30 feet from the most easterly point of Lot 2 of said Ambrose Acres Subdivision and the easterly terminus of this access easement.

Being the same property conveyed to Donald S. Roarty and wife, Christine A. Roarty and William Peter Wylie by deed from Albert E. Ambrose Jr. and wife, Frances J. Ambrose, of record in Book 10501, Page 430, Register's Office, Davidson County, Tennessee.

This conveyance is subject to an ingress egress easement for Lot 1 of record in Book 10501, Page 430, said Register's Office.

This is the same property as conveyed in previous deed of record.