052-1270 BOOK 11238 PAGE 868

IDENTIF. # REFERENCE BOX 25-B

Tax bill to be sent to:
E. S. Kestner
1036 Hickory Hollow Road
Nashville, Tennessee 37221

98 DEC -7 AM 8:30

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

This Deed prepared by:
Asa Ambrister, Attorney
P. O. Box 50277
Nashville, Tennessee 37205

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4th day of June, 1998, by first party, Grantor, JAMES WELL KESTNER, whose address is 1141 Brookside Drive, Franklin, Tennessee, to second party, Grantee, E. S. KESTNER, whose address is 1036 Hickory Hollow Road, Nashville, Tennessee.

WITNESSETH, That the said first party, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Being a parcel of land in Metropolitan Nashville, Davidson County, Tennessee, bounded on the north by Bellevue Manor Subdivision, on the east by Teter heirs, on the south by George E. Horn Road, and on the west by Polk and Buntin and being more particularly described as follows:

Beginning at an iron rod on the northerly margin of George E. Horn Road, being the southeast corner of the tract herein described and also the southwest corner of Teter heirs property; thence,

along said northerly right of way with a curve to the right having a radius of 897.12 feet and a chord of S65°53'E 310.03 feet to a point; thence,

with same S75°50'00"W 249.92 feet to an iron rod; thence;

along the easterly line of Polk and Buntin's property as recorded in deed book 8487 page 906 (Register's Office of Davidson County, Tennessee) N07°24'00"E passing through a concrete monument on the northerly right of way of Interstate 40 at 65.40 feet passing across a small branch in all 404.46 feet to a concrete monument; thence,

along the southerly boundary of Belleveue Manor Subdivision as recorded in deed book 3600 page 32 and 33 (R.O.D.C.T.) N79°36'30"E 541.10 feet to a point in the center of the branch; thence,

along the westerly line of Teter heirs property S10°45'00W passing through an iron rod at 20.00 feet and another iron rod on the northerly right of way at Interstate 40 at 270.10 feet in all 316.40 feet to the point of beginning, containing 4.35 acres, more or less, according to a survey by Boyd B. Gibbs, R.L.S. #1598, dated January 27, 1992.

This property subject to right of way of Interstate 40 (0.84 acre inside said right of way).

Also included with this property is a 20-foot waterline easement running down the line of Lots 68 and 69 of the Bellevue Manor Subdivision.

Deed Reference: See Deed Book 1491, Page 528, Register's Office, Davidson County, Tennessee.

By this conveyance Grantor is conveying all of his rights, title, and interest in said property devised by Will of Marie Z. Holt Kestner, deceased. See Will Book 219, page 683, Probate Court, Davidson County, Tennessee.

WITNESS my hand the day and year first above written.

James Vell Kestner
JAMES VELL KESTNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1998.

Mrs. Lea Ambrister
Notary Public

My commission expires: November 28, 1998

6236 12/07 0101 03CHECK 288.50

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 870

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 288.50
				CHECK 288.50
12/07/98	01			08:31 0001 6236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052127O
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 8:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381239