37
MMB

BOOK 11506 PG. 781

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William Ronald Travis, II 7934 McCrory Lane Nashville, Tennessee 37221	Part of Map 126, Parcel 60	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CJW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, ROBERT PALMORE TRAVIS and WILLIAM RONALD TRAVIS, Co-Executors of the Estate of Minnie A. Travis (the "Grantor"), by these presents hereby quitclaim to WILLIAM RONALD TRAVIS, II (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 7934 McCrory Lane, Nashville, TN 37221.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28 day of May, 1999.

Robert P. Travis
Robert Palmore Travis, Co-Executor

William Ronald Travis
William Ronald Travis, Co-Executor

0594487
IDENTIFICATION REFERENCE
99 JUN -2 PM 12:48
REGISTER
DAVIDSON CO. TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Robert P. Travis
Affiant

Subscribed and sworn to before me this 28 day of May, 1999.

Notary Public
My Commission Expires: 11/30/2002

0552550.01
096902-001 05/28/1999

0020 06/02 0001 OCCHECK 14.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Palmore Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executor of the Estate of Minnie A. Travis, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of May, 1999.

Carol Williams

NOTARY PUBLIC
My Commission Expires: 11/30/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Ronald Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executor of the Estate of Minnie A. Travis, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of May, 1999.

Carol Williams

NOTARY PUBLIC
My Commission Expires: 11/30/2002

EXHIBIT A

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 126, ASSESSOR'S OFFICE, DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY McCRORY LANE ON THE WEST; LAWRENCE J. SCHAAD AND THE HARPETH RIVER ON THE NORTH; A MINNIE TRAVIS DIVISION ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTH LINE OF LAWRENCE J. SCHAAD (REF. DEEDBOOK 3785 PAGE 915 R.O.D.C.) ON THE EAST MARGIN OF McCRORY LANE (25 ft. FROM THE CENTER) THENCE LEAVING McCRORY LANE AND WITH SCHAAD'S SOUTH LINE N 79 deg. 15 min. 00 sec. E 288.20 ft. TO AN IRON PIN SET; THENCE N 81 deg. 25 min. 00 sec. E 145.30 ft. TO AN IRON PIN SET; THENCE N 72 deg. 30 min. 00 sec. E 237.00 ft. TO A 24" INCH ASH TREE IN A FENCE; THENCE N 33 deg. 30 min. 00 sec. W 32.00 ft. TO AN IRON PIN SET ON THE BANK OF THE HARPETH RIVER; THENCE LEAVING SCHAAD AND WITH THE BANK OF THE HARPETH RIVER S 76 deg. 49 min. 12 sec. E 187.06 ft. TO A POINT ON THE BANK TO A POINT; THENCE S 82 deg. 16 min. 47 sec. E 248.61 ft. TO AN IRON PIN SET, A CORNER OF THE MINNIE A. TRAVIS 39.55 ACRE DIVISION; THENCE LEAVING THE HARPETH RIVER AND WITH SAID 39.55 ACRES S 07 deg. 26 min. 29 sec. W 187.46 ft. TO AN IRON PIN SET; THENCE S 85 deg. 00 min. 00 sec. W 853.39 ft. TO AN IRON PIN SET ON THE EAST MARGIN OF McCRORY LANE; THENCE LEAVING THE 39.55 ACRE TRACT AND WITH THE MARGIN OF McCRORY LANE N 50 deg. 47 min. 04 sec. W 170.71 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA = 09 deg. 31 min. 03 sec.; RADIUS = 477.33 ft.; ARC = 79.29 ft.; TANGENT = 39.74 ft.; CHORD = N 46 deg. 01 min. 33 sec. W 79.20 ft. TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND BEING MINNIE A. TRAVIS DIVISION AS DESCRIBED IN WILLBOOK 215 PAGE 90 PROBATE COURT ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7111-B SWEETGUM ROAD SW, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 10, 1999.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED IN DEED BOOK 57, PAGE 456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AS DEVISED UNTO WILLIAM RONALD TRAVIS, II IN WILL BOOK 215 PAGE 90, PROBATE COURT FOR DAVIDSON COUNTY TENNESSEE.

THE FOREGOING DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE SURVEY PREPARED BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7111-B SWEETGUM ROAD SW, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 10, 1999.