BOOK 11567 PAGE 697

PICK-UP

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IDENTIF. & REFERENCE

This Instrument Prepared By:
Mark H. Westlake (#6366)
Westlake & Marsden, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:
WILLIAM B. AKERS
JO ANN DENMAN AKERS
2 St. James Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
144-9
6
Part of 144-10-3

0881 07/09 0101 CKCHECK 10.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

W B Akers
AFFIANT

Subscribed and sworn to before me this 1st day of July, 1999.

Myra Todd
NOTARY PUBLIC

My Commission Expires: March 27, 2003

NOTARY PUBLIC AT LARGE TENNESSEE RUTHERFORD COUNTY

For the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM B. AKERS, and wife, JO ANN DENMAN AKERS, hereby quitclaim and convey an undivided one-half interest as tenant in common to WILLIAM B. AKERS, his personal representatives, heirs and assigns, and an undivided one-half interest as tenant in common to JO ANN DENMAN AKERS, her personal representatives, heirs and assigns, each tenant in common to receive his or her undivided one-half interest without any right of survivorship in and to a certain parcel or tract of land in Davidson County, Tennessee described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lots 42 and 43 on the Plan of Chickering Estates, Section II, as of record in Book 4460, Page 134, Register's Office for said County, and more particularly described as follows:

Lot 42 begins at a concrete monument in the easterly margin of Chevy Chase Drive, being the common southeast corner of Lot 42 and Lot 36 on the Plan of Chickering Estates, Section I, and thence North 31° 02′ East 545.10 feet to a concrete monument; thence North 1° 39′ West 266.40 feet to a concrete monument; thence north 29° 48′ West 298.68 feet to a point; thence 598.4 feet in a southerly direction to a point in the northerly margin of Chevy Chase Drive; thence 275 feet in a southeasterly direction along said margin to the point of beginning.

Lot 43 begins at a point in the northerly margin of Chevy Chase Drive, being the common southeast corner of Lots 42 and 43 on the Plan of Chickering Estates, Section II, and thence in a northeasterly direction 598.4 feet to a point; thence North 29° 48′ 76.62 feet to a concrete monument; thence South 71° 40′ West 228.4 feet to a concrete monument; thence 424.4 feet in a southerly direction to a point in the northeasterly margin of Chevy Chase Drive; thence 49.11 feet in a southerly direction around a curve to a concrete monument; thence 70.26 feet in a southerly direction along said margin to another concrete monument; thence 129.3 feet in the southerly direction along said margin to the point of beginning.

Being the same property conveyed to William B. Akers and wife, Jo Ann Denman Akers by Sarah Robinson Sharp by Warranty Deed dated September 29, 1972 in Book 4658, Page 425, Register's Office for Davidson County, Tennessee.

A twenty (20′) foot strip of land lying adjacent to and west of lots 38 and 39, Chickering Estates, Section 1, as recorded in Book 2663, page 86, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin set in concrete in the southwest corner of lot 38 and the northwest corner of lot 37, Chickering Estates, Section 1 as recorded in Book 2663, page 86, R.O.D.C. and proceeding as follows:

1. N 29° 48′ W, a distance of 38.33′ to a concrete monument, said monument being in the east line of William B. Akers property, thence;

2. With the east line of the Akers' property N 1° 39′ E, a distance of 347.5′ to a concrete monument, said monument being in the south line of the William Waller property, thence;

3. With the south line of the Waller property N 71° 40′ E, a distance of 21.28′ to a concrete monument, said monument being in the northwest corner of lot 39, Chickering Estates, Section 1, thence;

4. With the west line of lots 39 and 38 S 1° 30′ W, a distance of 387.5′ to the point of beginning said line passing through an iron pin in the southwest corner of lot 39 and the northwest corner of lot 38 at a distance of 142.5′. The above described property contains 0.108 acres more or less or 7,340 sq. ft. and is shown on a plat by Turner Engineering company dated April 14, 1981.

Being the same property conveyed to William B. Akers and wife, Jo Ann Akers by Raymond Zimmerman and wife, Arlene G. Zimmerman dated February 18, 1982 in Deed Book 5867, Page 967, Register's Office for Davidson County, Tennessee.

A tract of land located in the Seventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the east line of Lot 42, Chickering Estates Section 2 as recorded in Book 4460, Page 134 R.O.D.C., said monument being North 29° - 48′ West a distance of 38.33′ from an iron pin in concrete which is in the northwest corner of Lot 37 and the southwest corner of Lot 38, Chickering Estates Section 1 of record in Book 2663, Page 86, R.O.D.C. and proceeding as follows:

1. With the east line of Lot 42, North 29° - 48′ West a distance of 333.97′ to an iron pin in concrete, passing through an iron pin in the northeast corner of Lot 42 and the southeast corner of Lot 43, Chickering Estates Section 2 at a distance of 260.35′; thence,

2. With the south line of the William Waller property, North 71°-40′ East a distance of 185.15′ to a concrete monument; thence,

3. Leaving said line, South 1°-39′ West a distance of 347.5′ to the point of beginning and containing 0.695 of an acre more or less, or 30,275 square feet.

Being the same property conveyed to William B. Akers and wife, Jo Ann D. Akers by George D. Clark, Jr. and wife Barbara M. Clark by Warranty Deed dated January 16, 1975 in Deed Book 4897, page 166 Register's Office for Davidson County, Tennessee.

This conveyance subject to all limitations, restrictions and encumbrances which may affect the property and is made in accordance with Tennessee Code Annotated § 66-1-110 for the purpose of vesting fee simple title as tenants in common without any right of survivorship an undivided one-half interest in WILLIAM B. AKERS and an undivided one-half interest in JO ANN DENMAN AKERS.

Witness our hands this 1st day of July, 1999.

WILLIAM B. AKERS

JO ANN DENMAN AKERS

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, WILLIAM B. AKERS, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 1st day of July, 1999.

NOTARY PUBLIC

My Commission Expires: March 27, 2003

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, JO ANN DENMAN AKERS, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 1st day of July, 1999.

NOTARY PUBLIC

My Commission Expires: March 27, 2003

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