RECORD AND RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BOOK 11576 PAGE 592

QUITCLAIM DEED

FROM: JOHN HARRY POWERS

TO: ELIZABETH PRICE JONES

This instrument Was Prepared by:
Gregory D. Smith
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Price Jones 2507 Miami Avenue Nashville, TN 37214	(SAME)	Map 62-01; Parcels 1 & 38

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Price Jones Powers v. John Harry Powers, Civil Action No. 99D-993, 4th Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

14-00

Affiant

Sworn to and subscribed before me, this the 7th day of June, 1999.

Notary Public

My Commission Expires: 1-29-2000

FOR AND IN CONSIDERATION OF the sum of **zero ($0.00)**, and in accordance with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement in that certain case styled **Price Jones Powers v. John Harry Powers, Civil Action No. 99D-993 in the 4th Circuit Court for Davidson County, Tennessee**, John Harry Powers does hereby quitclaim unto the said Elizabeth Price Jones, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 2 on the plan of M.C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 2 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 215, more or less, to the low water mark of the Cumberland River, as of record in Book 2244, page 117, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is an easement more particularly described as follows: In accordance with a survey of Base Line Engineering, the point of beginning is the common point between Parcels 62-1-1 and 52-13-38 and the common point of the respective parts of Lot No. 2 that the parties own on Miami Avenue; thence with said common lines, S 86 deg. 20' 45" E, 80 feet to a point; thence N 0 deg. 37' 45" W, 7 feet to a point; thence N 87 deg. 55' 79.8 feet to a point in the easterly margin of Miami Avenue; thence along Miami Avenue 15 feet to a point; being the point of beginning. Said easement is given for driveway purposes to cover the encroachment of a carport that extends to the Claxton property.

TRACT TWO:

Land in Davidson County, Tennessee, being the northerly twenty five (25) feet of Lot No. 1 on the plan of M.C. McCauley's Subdivision of part of Lot 7 of the Robert Young farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7005, page 929, Register's Office for Davidson County, Tennessee; thence with said boundary line South 88 deg. 22' 15" West 151.5 feet to a point; thence with a line running with the Cumberland River, South 2 deg. 10' 20" East 25 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to an iron pin; thence with the west margin of Miami Avenue, North 0 deg. 37' 45" West 25 feet to an iron pin, which is the point of beginning.

TRACT THREE:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of M.C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by John J. O'Conner, Surveyor License No. 458, dated March 17, 1988, as follows:

Beginning at a railroad spike in the west margin of Miami Avenue and the southerly boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7414, page 413, Register's Office for Davidson County, Tennessee; thence with the west margin of Miami Avenue South 0 deg. 37' 45" East 19.65 feet to an iron pin; thence leaving the west margin of Miami Avenue, North 88 deg. 22' 15" West 150.83 feet to a point; thence with a line running with the Cumberland River North 2 deg. 10' 20" West 19.65 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to the point of beginning.

This conveyance is made SUBJECT to an easement for driveway, described as follows:

BEGINNING at a point 5 feet north of the southeast corner of the herein described tract in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0 deg. 37' 45" East 5 feet to an iron pin; thence North 88 deg. 22' 15" 37.28 feet to an iron pin; thence 37.70 feet to the point of

beginning. Said easement is retained for driveway purposes and to cover the encroachment of a driveway that extends onto the aforesaid tract.

TRACT FOUR:

Being the southerly 25 feet of the northerly 50 feet of Lot No. 2 on the Plan of the Subdivision of M.C. McCauley, known as Wooddale Grove, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 25 feet on the westerly side of an unnamed roadway (now Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the low water mark of the Cumberland River.

The above description is the same as in the previous deed of record.

Being the same property conveyed to John H. Powers and Elizabeth P. Jones, unmarried persons, by deed of record in Book 9860, page 482, Register's Office for Davidson County, Tennessee.

Price Jones Powers being the same person as Elizabeth Price Jones.

This is improved property known as 2507 Miami Avenue, Nashville, TN 37214.

Witness my hand this 29th day of June, 1999.

JOHN HARRY POWERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dana Cothern, a Notary Public of said County and State, JOHN HARRY POWERS, 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 Nashville, Tennessee, this 29th day of June, 1999.

Dana Cothern
Notary Public

My Commission Expires: 1-29-2000

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RECEIVED FOR RECORD
99 JUL 19 AM 8:09
MAIL ENV.