BV36H

THIS INSTRUMENT PREPARED BY:
J. Michael Miller
STEALY, HELLEY, HERBERT & CRAWFORD
[illegible]
Nashville, TN [illegible]

BOOK 11709 PAGE 83

QUITCLAIM DEED

Name and Address of New Owner:
William Lawrence Martin, Jr and wife, Debra E. Martin
6851 Old Hickory Boulevard
Whites Creek, Tennessee 37189

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	Map-Parcel No:
5.01 Acres, Old Hickory Boulevard Whites Creek, Tennessee 37189	part of Map 30 Parcel 72.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM LAWRENCE MARTIN, JR. AND WIFE, DEBRA ELAINE MARTIN AND MARY FRANCES MARTIN, AN UNMARRIED PERSON, ("Grantor(s)")**, by these presents, quitclaims, grants and conveys unto **WILLIAM LAWRENCE MARTIN, JR. AND WIFE, DEBRA E. MARTIN ("Grantee(s)"),** their heirs and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 18th day of October, 1999.

William Lawrence Martin Jr.
WILLIAM LAWRENCE MARTIN, JR.

Debra Elaine Martin
DEBRA ELAINE MARTIN

Mary F Martin
MARY FRANCES MARTIN

RECORDERS MEMO
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[illegible] RECEIVED
99 OCT 19 PM 3:44
[illegible] REGISTER'S OFFICE

[illegible] CLARENCE
0614819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of October, 1999, before me personally appeared William Lawrence Martin, Jr. and wife, Debra Elaine Martin to me known to be the person(s) described in, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: January 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October, 1999, before me personally appeared Mary Frances Martin to me known to be the person(s) described in, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: January 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1510 10/19 0101 03CHECK 18.00

The actual consideration or value, whichever is greater, for this transfer is $0.00.

William Lawrence Martin Jr.
Affiant
Mary F Martin

Subscribed and sworn to before me, this the 13th day of October, 1999.

Notary Public

My Commission Expires: January 25, 2003

#15944

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, being bounded on the south by Russell L. Wood (Book 3178, page 367) and James Lester Oliver (Book 8003, page 159), on the west by Parvis Moghaddam (Book 9155, page 949), and on the north and east by remaining lands of William Lawrence Martin (Book 8352, page 710), more particularly described as follows:

Beginning at an iron pin set at the southeast corner of Parvis Moghaddam, being a common corner with James Lester Oliver, and the southwest corner of the herein described tract; thence with Moghaddam's line, North 25 deg. 02 min. 00 sec. West 385.00 feet to an iron pin set; thence severing the lands of William Lawrence Martin, South 86 deg. 23 min. 00 sec. East 736.68 feet to an iron pin set, and South 04 deg. 45 min. 31 sec. East 371.05 feet to an iron pin set at a common corner with Russell L. Wood; thence with Wood's line, North 68 deg. 00 min. 00 sec. West 105.00 feet to a point; thence continuing with Wood's line and Oliver's line, North 86 deg. 23 min. 00 sec. West 455.05 feet to the point of beginning, containing 5.01 acres, more or less, and described according to a Boundary Survey & Soils Grid Map of a portion of William Lawrence Martin Property, prepared by Ray G. Cole, Tenn. R.L.S. No. 924, dated July 29, 1999.

Being a portion of the property conveyed to William Lawrence Martin, Jr. and wife, Debra Elaine Martin, by Quitclaim Deed from Mary Frances Martin (reserving a life estate in Mary Frances Martin therein) of record in Book 8352, page 710, in the Register's Office for Davidson County, Tennessee.

THERE IS ALSO CONVEYED BY THIS INSTRUMENT an exclusive 50 ft. wide ingress-egress easement along the southerly line of the remaining property of William Lawrence Martin, Jr., et ux, the southerly line of said easement being described as follows:

Beginning at an iron pin set in the southeast corner of the above described 5.01 acre tract, being also an interior corner of Russell Wood, and proceeding along the southerly line of the remaining Martin property and the northerly line of Russell L. Wood, as follows: North 72 deg. 25 min. 00 sec. East 118.28 feet; thence southeasterly 45.65 feet; thence North 87 deg. 26 min. 00 sec. East 78.89 feet; thence North 64 deg. 45 min. 00 sec. East 102.74 feet; thence southeasterly 43.49 feet to a point, 43.79 feet to a point, and 32.68 feet to a point; thence along the northerly line of Wood and John L. Crawford (Book 4637, page 476), South 35 deg. 33 min. 00 sec. West 344.60 feet; thence South 51 deg. 15 min. 00 sec. East 246.96 feet to a point, being the southeasterly corner of the remaining Martin land.

The above said 50 ft. exclusive easement connects to a 12 ft. easement conveyed to William Lawrence Martin, Jr. and wife, Debra Elaine Martin, in Quitclaim Deed from Mary Frances Martin of record in Book 8352, page 710, Register's Office for Davidson County, Tennessee, which easement was also conveyed in Book 542, page 484, in the Register's Office for Davidson County, Tennessee, to run with the land, more particularly described as follows:

TOGETHER WITH a non-exclusive easement 12 feet in width, the centerline of which is described according to a Boundary Survey & Soils Grid Map of a portion of William Lawrence Martin Property, by Ray G. Cole, Tenn. R.L.S. No. 924, dated July 29, 1999, as

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follows:

Beginning at a point in the center line of Old Hickory Boulevard where the properties of Richard H. Cape (Book 10019, page 759) and G. C. Garrett, et ux (Book 5852, page 403) abut Old Hickory Boulevard and the 12-foot easement described herein; thence North 35 deg. 11 min. 56 sec. East 97.82 feet to a point; thence northeasterly 64.10 feet to a point and 54.24 feet to a point; thence North 22 deg. 51 min. 42 sec. West 75.03 feet to a point; thence North 38 deg. 07 min. 31 sec. West 298.15 feet to a point; thence North 40 deg. 08 min. 31 sec. West 260.25 feet to a point; thence North 52 deg. 42 min. 57 sec. West 105.97 feet to a point; thence northwesterly 51.78 feet to a point in a creek being the property line between John L. Crawford (Book 4637, page 476) and William Lawrence Martin, Jr. and wife, Debra Elaine Martin, and Mary Frances Martin (Book 8352, page 710).