Instr:200003300031845 Page: 1 OF 4
REC'D FOR REC 03/30/2000 11:02:04AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bobby Darrell Denson 6309 Harding Road Nashville, TN 37205	Same as New Owner	Map 44-1 Parcel 4,5,6,7 - - - - - - - - - - Map 34 Parcel 30

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between BOBBY R. DENSON a/k/a BOBBY RAY DENSON and BOBBY DARRELL DENSON a/k/a DARRELL DENSON, all of the heirs at law and all of the beneficiaries under the Last Will and Testament of FRANCES B. DENSON a/k/a FRANCES BROWN DENSON, Deceased, hereinafter referred to as the "GRANTORS", and BOBBY DARRELL DENSON a/k/a DARRELL DENSON, hereinafter referred to as the "GRANTEE";

WHEREAS, by deed dated December 5, 1988 and filed for record in Book 7724, page 757, Register's Office for Davidson County, Tennessee, FRANCES B. DENSON a/k/a FRANCES BROWN DENSON became owner of a one-half (1/2) undivided interest with her sister, ANNA B. ALEXANDER, in certain real properties in Davidson County, Tennessee, hereinbelow described as Tracts 1, 2 and 3; and,

WHEREAS, by deed dated February 23, 1982 and filed for record in Book 5869,, page 119, Register's Office for Davidson County, Tennessee, FRANCES BROWN DENSON a/k/a FRANCES B. DENSON became vested with ownership and title to a certain or parcel of land containing 42.08 acres, more or less, hereinbelow described as Tract 4; and,

WHEREAS, FRANCES B. DENSON a/k/a FRANCES BROWN DENSON died on December 30, 1999, leaving a Last Will and Testament dated September 7, 1999, a true and exact copy of same being attached hereto as Exhibit "A" to this Quitclaim Deed and incorporated herein by reference; and,

WHEREAS, BOBBY RAY DENSON a/k/a BOBBY R. DENSON is the surviving spouse of FRANCES B. DENSON a/k/a FRANCES BROWN DENSON and BOBBY DARRELL DENSON a/k/a DARRELL DENSON is the only child born to or adopted by FRANCES B. DENSON a/k/a FRANCES BROWN DENSON during her lifetime and the said BOBBY RAY DENSON and BOBBY DARRELL DENSON are her only heirs at law; and,

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE BOOKS AND RECORDS FOR DAVIDSON COUNTY, TENNESSEE BY THE PREPARER OF THIS DEED.

WHEREAS, Item V of the Last Will and Testament of FRANCES BROWN DENSON, dated September 7, 1999, gives, devises and bequeaths to BOBBY DARRELL DENSON the decedent's interest in all of the real properties, as hereinbelow described as Tracts 1, 2, 3, and 4; and,

WHEREAS, the said Last Will and Testament has not been filed for probate, but all of the debts and obligations owing by FRANCES BROWN DENSON during her lifetime or by reason of her death have been fully paid and satisfied; and,

WHEREAS, BOBBY RAY DENSON a/k/a BOBBY R. DENSON fully understands that as the surviving spouse of FRANCES BROWN DENSON a/k/a FRANCES B. DENSON, he has certain rights, including the right to dissent from the said Will and receive an elective share pursuant to the provisions of T.C.A. § 31-4-101 and that he further has the right to a year's support under the provisions of T.C.A. § 30-2-102, but BOBBY RAY DENSON a/k/a BOBBY R. DENSON hereby waives all such rights and elects to have the interest of FRANCES BROWN DENSON a/k/a FRANCES B. DENSON in the properties described below as Tracts 1, 2, 3, and 4, vested in BOBBY DARRELL DENSON a/k/a DARRELL DENSON, in fee simple.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the premises shown and other good and valuable considerations, BOBBY RAY DENSON a/k/a BOBBY R. DENSON and BOBBY DARRELL DENSON a/k/a DARRELL DENSON, the GRANTORS, have this day bargained, sold and quitclaimed unto BOBBY DARRELL DENSON a/k/a DARRELL DENSON, the GRANTEE, his heirs or assigns, all of the GRANTORS' right, title and interest in and to certain real properties in Davidson County, Tennessee, being a one-half (1/2) undivided interest with ANNA B. ALEXANDER in the properties described as Tracts 1, 2 and 3 and a fee simple interest in the 42.08 acre tract described as Tract 4, said properties being described as follow, to wit:

TRACT NO. 1

BEING Lots Nos. 17 and 18 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; said lots being more particularly described as follows:

Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickerson Street and running thence the following courses and distances: South 43° 49' West along the westerly margin of Hickerson Street 173 feet to an iron pin located at the northeast corner of the Lot No. 19; thence in a northwesterly direction along the common line between Lots 18 and 19 for a distance 303.4 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lots 9 and 10 for a distance of 197.3 feet to an iron pin located in the southerly margin of Hadley Bend Road; thence South 46° 37' East along the southerly margin of Hadley Bend Road 284.4 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.5 feet to a concrete monument, and the point of beginning. Lots Nos. 17 and 18 are subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lots.

TRACT NO. 2

BEING Lot No. 19 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record, said lot being more specifically described as follows:

Starting with an iron pin located on a common line between Lots Nos. 18 and 19 in the westerly margin of Hickerson Street and running thence the following courses and distances: South 43° 49' west along the westerly margin of Hickerson Street 95 feet to an iron pin located at the northeast corner of Lot No. 20; thence, in a northwesterly direction along the common line between Lots No. 19 and 20 a distance of 300.2 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lot No. 19 a distance of 95.5 feet to an iron pin located on the common line between Lots Nos. 18 and 19; thence in a southeasterly direction along the common line between Lots Nos. 18 and 19 a distance of 303.4 feet to an iron pin and the point of beginning.

Lot No. 19 is subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lot.

TRACT NO. 3

LAND in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded map of the Subdivision of Scenic View, described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northwesterly 297 feet to a point; thence northeasterly 100.5 feet to a corner of Lot No. 19; thence with the line between Lots Nos. 19 and 20, southeasterly 300.2 feet to the northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

This property is conveyed subject to (1) restrictions contained in deed from Nashville Industrial Corporation to Randall Phillips and wife, dated December 9, 1959, filed for record January 4, 1960, in Book 2999, page 80, Register's Office for Davidson County, Tennessee; and (2) the unrecorded plan shows an owner's certificate, a 30-foot set-back line from Hickerson Street and a 10-foot easement for public utilities along the westerly rear line of the lot.

Tracts 1, 2 and 3 described above are the same properties conveyed by Alice Lee Brown to Frances B. Denson and Anna B. Alexander, as tenants in common, each owning a one-half (1/2) interest, of record in Book 7724, page 757, Register's Office for Davidson County, Tennessee.

TRACT NO. 4

BEGINNING at a nail in the center of Swinging Bridge Road being the Southwest corner of Tract #1, thence with the center line of Swinging Bridge Road for three calls, N 39 deg. W 145.0 ft. to a nail, thence N 23 deg. W 75 ft. to a nail, thence N 18 deg. W 300 ft. to a nail, thence leaving the road N 54 deg. E 58.0 ft. to a corner post South of cattle gap, thence N 61 deg. 30 min. E 602.0 ft. to an iron pin on southern side of paved drive, thence N 16 deg. 45 min. E 550 ft. to an iron pin, thence N 35 deg. W (passing 10 ft. eastward of the edge of a pond), 2010 ft more/less to a point on the southern margin of the Cumberland River, thence N 25 deg. E 65 ft. to a point, thence N 24 deg. 15 min. E 500 ft. to a railroad rail corner on the southeastern side of Cumberland River by an old established fence line same being northwest corner of this tract, thence S 35 deg. E (with old established fence line) 2741.0 ft. to a railroad rail and fence corner, thence S 43 deg. W 631 ft. to a railroad rail, thence S 42 deg. 19 min. W 545 ft. to an iron pin, thence N 81 deg. W 8.0 ft. to an iron pin, thence S 50 deg. 30 min. W (with a fence) (passing an iron pin on the east margin of Swinging Bridge Road) 465 ft. to a nail in the road, the point of beginning containing 42.08 acres more/less, as surveyed by John B. Bates, on November 8, 1976.

Being the same property conveyed to FRANCES BROWN DENSON by deed of record in Book 5869, page 119, Register's Office for Davidson County, Tennessee.

The property descriptions as hereinabove set forth are the same as that contained in the previous deeds of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 21st day of February, 2000.

GRANTORS:

Bobby R. Denson

BOBBY R. DENSON a/k/a BOBBY RAY DENSON

Bobby Darrell Denson

BOBBY DARRELL DENSON a/k/a DARRELL DENSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY R. DENSON a/k/a BOBBY RAY DENSON and BOBBY DARRELL DENSON a/k/a DARRELL DENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 21st day of February, 2000.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Bobby Ray Denson

AFFIANT

Sworn to and subscribed before me this the 21st day of February, 2000.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001