40-A

THIS INSTRUMENT PREPARED BY:
Gibson & Gregory
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/09/01 09:46 5pgs
Fees:22.00 Taxes:0.00
20010309-0022496

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Gary Semanchik and wife, Lucy Semanchik 1003 Stonewall Drive Nashville, TN 37220	New Owner	Map 118-2 Parcels 224 and 286

KNOW ALL MEN BY THESE PRESENTS that we, Gary L. Semanchik and wife, Lucy Semanchik, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto Gary L. Semanchik and wife, Lucy A. Semanchik, as tenants by the entirety, all of our right, title and interest, in and to a certain unnumbered alleyway known as Easement No. 2 on Ordinance No. 2000-316, evidencing the abandonment of two alley easements by the City of Berry Hill, a copy of said Ordinance being attached hereto as Exhibit "A" and incorporated herein by reference. The alleyway being conveyed herein was closed by the City of Berry Hill by Ordinance No. 2000-316, which was passed on first reading on December 11, 2000, and on second reading on January 8, 2001, and executed by Ray Binkley, Mayor of City of Berry Hill. Upon the closure of said second easement described in Ordinance No. 2000-316, one-half of the interest in that alleyway was passed to the Grantor and combined with Grantor's property known as Lots 1 and 2 of the Resubdivision of Lots 68, 73 and 74, consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office for Davidson County, Tennessee, and it being the intent of Grantor to take Grantor's interest in the above described second alleyway and convey it to Grantee to be combined with Grantee's property described in Exhibit "B" attached hereto and incorporated herein by reference, and further known as Map 118-2, Parcel 228.

It is the purpose of this Quitclaim Deed to combine all interest in the second alleyway described in Exhibit "A" attached hereto and incorporated herein by reference, with the Property owned by Grantee described in Exhibit "B" attached hereto and incorporated herein by reference, and further known as May 118-2, Parcel 228.

WITNESS our hands this 7th day of March, 2001.

Gary L. Semanchik

Lucy Semanchik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary L. Semanchik and wife, Lucy Semanchik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 7th day of March, 2001.

Notary Public

My Commission Expires: 7/26/03

ANDREW E. GIBSON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 7th day of March, 2001.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

EXHIBIT A

ORDINANCE NO. 2000-316

AN ORDINANCE ABANDONING TWO CERTAIN ALLEY EASEMENTS ON PROPERTY MAP 118-2 IN THE CITY OF BERRY HILL BEING AN EASEMENT FIFTEEN (15) FEET IN WIDTH AND AN EASEMENT OF TEN (10) FEET IN WIDTH AS FURTHER DESCRIBED HEREIN.

WHEREAS, the Berry Hill Traffic Commission has considered a request for the abandonment and closure of two easements alleyways in the City of Berry Hill, and;

WHEREAS, the Berry Hill Traffic Commission has recommended that the said easements/alleyways be abandoned upon notice to all parties in interest if such parties consent to the closure, and;

WHEREAS, all parties in interest have been notified and given written consent to the closure of the easements/alleyways, and;

WHEREAS, the said easements/alleyways are no longer of value for public use and found to be unnecessary for public use, and;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF BERRY HILL, TENNESSEE AS FOLLOWS:

Section 1. Two easements/alleyways in the City of Berry Hill described in Section 2 below are declared to be of no further public use or value and are found to be unnecessary for public use and are hereby abandoned and closed by the City of Berry Hill, Tennessee subject to any utility or other easements which may exist.

Section 2. The two easements/alleyways are described as follows and as identified on the attached map of Cole Land Surveying of record in Book 6050 Page 492 Register's Office of Davidson County, Tennessee made a part of this Ordinance, to wit:

Easement/alleyway (1): Being an easement or alleyway some fifteen (15) feet in width running in a northerly direction from Biloxi Avenue and being to the east of Westwood Drive and to the west of White Avenue and being bounded on the west by parcels (225), (226), and (227) on property map 118-2. The easement/alleyway is bounded on the east by parcel (228) on property Map 118-2 and on the north by the extreme southeast corner of parcel (224) at the point it meets the northeast corner of parcel (225); and by the southern boundary of parcel (286) and the southern side of the ten (10) foot easement described below.

Easement/alleyway (2): Being an easement extending eastward from the northern end of the fifteen (15) easement/alleyway described above and being bounded on the north by parcel (286) and one the south by parcel (228) as identified on property map 118-2; and on the west by White Avenue north of Biloxi Avenue.

Section 3 In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent, jurisdiction, such holding

shall not affect any other section, clause, provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

Passed:

Ray Binkley, Mayor

First Reading: 12/11/00

Second Reading: 1/8/01

Attest:

City Recorder

Approved as to form
City Attorney

Ordinance No. 2000-316

EXHIBIT B

Land in Davidson County, Tennessee, being Lot no. 3 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the westerly margin of Interstate Highway 65, and the northerly margin of Biloxi Avenue; thence, with the margin of said Biloxi Avenue, S. 53 deg. 42 min. 27 sec. W. 177.92 feet to an iron pin set in the margin of said Avenue, and in the easterly margin of a 15 foot alley; thence, with the margin of said alley, N. 15 deg. 00 min. 54 sec. W. 164.00 feet to an iron pin set corner to said alley, and the southerly margin of a 10 foot alley; thence, with said alley, N. 74 deg. 28 min. 4 sec. E. 165.00 feet to an iron pin set in the westerly margin of said I-65; thence with said margin, S. 15 deg. 27 min. 59 sec. E. 100.90 feet to the beginning.

Being the same property conveyed to Gary L. Semanchik and spouse, Lucy A. Semanchik, by deed from Jorge E. Moran and spouse, Judith E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, of record in Book 11650, page 386, Register's Office for Davidson County, Tennessee.