FROM: HARRISON PEYTON and KATHRYN PEYTON

TO: R. B. YOUNG, TRUSTEE

Davidson County DEEDQC
Recvd: 07/12/01 08:45 3pgs
Fees:17.00 Taxes:0.00
20010712-0074160

AND

FROM: R. B. YOUNG, TRUSTEE

TO: HARRISON PEYTON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM DOCUMENTS FURNISHED BY THE PARTIES WITHOUT SEARCH BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Harrison Peyton	Same	113-00-0
7838 Old Charlotte Pike		012.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A FEE SIMPLE TITLE IN HARRISON PEYTON, WE, **HARRISON PEYTON** AND **KATHRYN PEYTON**, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

BEING a parcel of land in Metropolitan Nashville-Davidson County, Tennessee, the remaining portion of the Harrison and Kathryn Peyton property as recorded in Deed Book 7412, Page 817 and Deed Book 8076, Page 646, being more particularly described as follows:

BEGINNING at an iron rod at the westerly end of Brook Hollow Road at the northeast corner of the tract herein described, said iron rod lying S 48° 18' W 50.00 feet from an iron post in the branch run at Peyton's original northeast corner; thence,

along the westerly end of Brook Hollow Road S 48° 18' W 20.30 feet to an iron post in the ditch at the northwest corner of Brock as recorded in Deed Book 9921, Page 431; thence,

along the northerly line of Thompson as recorded in Deed Book 7446, Page 657 S 59° 53' W 186.00 feet to an iron rod; N 88° 37' W 82.00 feet to an iron rod at the northerly end of a 50-foot easement serving the tract herein described through Thompson's property to Old Charlotte Pike; N 88° 00' W 43.60 feet to an iron rod at Thompson's northwest corner; thence,

along the northerly line of the Harpeth Utility District property as recorded in Deed Book 5554, Page 961 N 86° 00' W 143.30 feet to an iron rod at their northwest corner; thence,

along the northerly line of Miller N 86° 00' W 174.40 feet to an iron rod at a large sassafras; N 86° 04' W 327.42 feet to an iron rod at the northwest corner of Colgan as recorded in Deed Book 7366, Page 739; along Colgan's westerly line S 03° 56' W 92.21 feet to an iron rod; thence,

along the northerly line of Smith as recorded in Deed Book 7867, Page 873, N 84° 49' W 122.65 feet to an iron rod; S 68° 24' W 449.32 feet to an iron rod; Due West 332.85 feet to an iron rod; thence,

along the southerly line of McAllister's 31.1 acre tract as recorded in Deed Book _____, Page _____, the following calls to iron rods:

N 72° 31' E 469.35 feet; N 67° 39' E 233.45 feet; N 61° 56' E 223.35 feet; N 57° 12' E 302.40 feet; N 55° 26' E 57.90 feet; N 44° 19' E 219.85 feet; continuing with McAllister along the southerly margin of a variable width access strip of a 50-foot minimum width, said strip also being an ingress-egress easement serving the tract herein described, S 58° 49' E 149.15 feet; S 39° 29' E 47.60 feet; S 56° 18' E 244.05 feet; S 47° 36' E 199.50 feet to the beginning, containing 7.84 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated February 1, 1999.

BEING the part of the property conveyed to Harrison Peyton and wife, Kathryn Peyton, by deeds of record in Book 7412, Page 817, and Book 8988, Page 28, Register's Office for Davidson County, Tennessee.

The above description is <u>not</u> the same as in the prior deed of record.

This is improved property known as **7838 Old Charlotte Pike, Nashville, TN 37209**

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

And now, I, the said **R. B. Young, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto **Harrison Peyton**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12 day of July 2001.

Harrison Peyton
HARRISON PEYTON

Kathryn Peyton
KATHRYN PEYTON

R. B. Young
R. B. YOUNG, Trustee

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 **Harrison Peyton** and **Kathryn Peyton**, bargainors, 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 at Nashville, Tennessee this 12 day of July 2001.

R. B. Young
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: [illegible]

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 **R. B. Young, Trustee**, the bargainor 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 12th day of ~~June~~ July 2001.

NOTARY PUBLIC

My commission expires: 03-29-03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Subscribed and sworn before me, this the 12th day of July 2001.

Affiant

NOTARY PUBLIC

My commission expires: January 30, 2001