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Davidson County DEEDQC
Recvd: 01/02/02 10:50 2pgs
Fees:12.00 Taxes:0.00
20020102-0000238

Bk244

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10-5-03

Address New Owners As Follows:
Joe D. Gower and A & H Ventures
Suite 330
2209 Crestmoor Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
114-00-113.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOE D. GOWER** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **A & H VENTURES,** a Tennessee general partnership, a two-thirds undivided interest of the Grantor, the other one-third interest remaining vested in Joe D. Gower, in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 4 on a survey of a part of H. C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Charlotte Pike, 418.5 feet westerly from the intersection of the center line of said Charlotte Pike and the center line of Old Hickory Boulevard; thence with the center line of said Charlotte Pike, South 46 deg. 30 min. West 268.2 feet to the northeast corner of a 3.96 acre tract conveyed to J. T. McFarlin and wife Susie McFarlin, by deed from H.

C. Carter and wife, of record in Book 1488, page 153, Register's Office for said County; thence with the eastern boundary line of said tract of land, South 8 deg. 15 min. East 251.2 feet to an iron pin; thence North 59 deg. 03 min. East 269 feet to an iron pin in the westerly margin of a 30 foot reserved strip; thence with the westerly margin of said reserved strip, North 13 deg. 34 min. West 304.6 feet to the beginning.

INCLUDED in the above property, but specifically **EXCLUDED** from this conveyance is that property conveyed to the State of Tennessee, of record in Book 7847, page 354, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of State Route 24 (Charlotte Pike) and the west boundary of the Laura Ellen Parks property; thence with said west boundary South 09 deg. 35 min. 03 sec. East 40.38 feet; thence South 50 deg. 29 min. 57 sec. West 85.53 feet; thence North 39 deg. 30 min. 03 sec. West 35.00 feet to a point in the existing south margin of S.R. 24; thence with said margin northeastwardly 106 feet more or less to the point of beginning, containing 2962 square feet.

Being the same property conveyed to Joe D. Gower by deed from Gerald Hemmer and Ann B. Hemmer, both unmarried, of record as Instrument No. 20010904-0095369, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 7427 Charlotte Pike, Nashville, Tennessee, 37209.

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

This is not the usual place of residence of the Grantor and of the Grantor's spouse.

WITNESS our hands this 31st day of December, 2001.

Joe D. Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOE D. GOWER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2001.

Notary Public

My Commission Expires: 10/25/03

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