Davidson County DEEDQC
Recvd: 10/22/02 08:50 3pgs
Fees:17.00 Taxes:0.00
20021022-0129313

This instrument prepared by:
Jon R. Turner
Jon Turner & Associates, LLC
2700 E. Sunset Road, Suite 8
Las Vegas, NV 89120
PH: [1] 702-938-8900

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Joan Ostrander	Joan Ostrander	
4829 Old Hydes Ferry Park	4829 Old Hydes Ferry Park	Map/Parcel: 68.00-75
Nashville, TN 37218	Nashville, TN 37218	

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Joan D. Ostrander surviving spouse of Lester R. Ostrander ~~as per attached certified copy of Certificate Of Death,~~ by these presents do hereby quitclaim and convey unto the said Joan D. Ostrander, a widow, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Deceased Spouse from Title.

Being the same property conveyed to the Grantor, by Deed from Lewis Johnson & Vicki Johnson of record in Book 10182, Page 231 said Register's Office.

This is unimproved ( ) property known as 4829 Old Hydes Ferry Park, Nashville, Tennessee 37218

Improved ( )

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.

Witness our hand this 19th day of September, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joan D Ostrander
Joan D. Ostrander

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

Personally appeared before me, Russell H. Evans, a Notary Public in and for said County and State, **Joan D. Ostrander** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, Tennessee this 19th day of September, A.D., 2002.

NOTARY STAMP/SEAL

Russell H Evans
NOTARY PUBLIC
Notary Commission Expires: 11-27-04

RUSSELL H. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ Ø
Subscribed and sworn to before me this the 19th day of September, 2002

(Affix Seal)

Joan D Ostrander
Affiant

Russell H Evans
Notary Public
My Commission Expires: 11-27-04

RUSSELL H. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 10182, PAGE 231, ID# 68.00-75, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

BEGINNING AT AN IRON PIN ON THE NORTH BANK OF THE CUMBERLAND RIVER AT THE 391 FOOT COUNTOUR, BEING THE SOUTHWEST CORNER OF THE SUE T. VIACHES PROPERTY OF RECORD IN BOOK 4795, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE SOUTHEAST CORNER OF THE LEWIS N. JOHNSON PROPERTY OF RECORD IN BOOK 5927, PAGE 972, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THENCE WITH SAID 391 FOOT CONTOUR LINE OF THE CUMBERLAND RIVER, S 44DEG 42'20"W, 485.12 FEET TO THE SOUTHWEST CORNER OF SAID LEWIS N. JOHNSON; THENCE CONTINUINH WITH SAID CONTOUR LINE S 46 DEG 16'12"W 378.09 FEET TO A POINT; THENCE LEA VING RIVER WITH A NEW LINE N 04 DEG 16'47" W, 665.74 FEET TO AN IRON PIN; THENCE N 69 DEG 07'09" EM 281.97 FEET TO AN IRON PIN IN THE WEST BOUNDARY LINE OF SAID SUE T. VIACHES PROPERTY, AND BEING THE EAST BOUNDARLY LINE OF LEWIS N. JOHNSON; THENCE WITH SAID LINE S 60 DEG 11'28" E, 71.05 FEET TO A POINT; THENCE S 77 DEG 57'17" E, 161.39 FEET TO A CEDAR TREE; THENCE S 63DEG 47'00" R, 202.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.06 ACRES, MORE OR LESS, ACCORDING TO AN UNRECORDED SURVEY DATED SEPTEMBER 15, 1995 BY RALPH ROBERSON, RLS #425, 428 KINHAWK DRIVE, NASHVILLE, TN 37211.

THERE IS ALSO INCLUDED AND CONVEYED HEREIN AND INGRESS AND EGRESS RIGHT OF WAY EASEMENT THROUGH THE BILLY JOE JOHNSON PROPERTY, FROM BILLY JOE JOHNSON AND WIFE, RUTH E. JOHNSON, TO LEWIS N. JOHNSON, HIS HEIRS, SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK 9889, PAGE 621, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE CENTERLINE BEING DESCRIBED THEREIN AS FOLLOWS;

BEGINNING AT A POINT WHERE THE CENTERLINE OF THE EXISTING ROAD BED INTERSECTS THE WESTERLY BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT, SAID POINT BEING S 04DEG 16'47" E, 176.83 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE N 77 DEG 05'30"W, 44.25 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 34.84 FEET, A TANGENT OF 25.00 FEET AND A LENGTH OF 43.37 FEET; THENCE N 05 DEG 46'04" W, 65.65 FEET; THENCE N 22 DEG 01'07"W, 108.27 FEET; THENCE N 08 DEG 15'49" W, 330.55 FEET; THENCE N 09 DEG 08'11" E, 91.00 FEET; THENCE N 04DEG 09'04"W, 92.97 FEET; THENCE N 25 DEG 58'06" W, 39.94 FEET; THENCE N 50DEG 13'31" W, 59.47 FEET; THENCE N 30DEG 15'18" W, 57.54 FEET AND N 35DEG 15'07" W, 100.00 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF THE LARRY B. JOHNSON PROPERTY OF RECORD IN BOOK 4115, PAGE 159, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE, SAID POINT BEING S 65DEG 38'07" W, 9.0 FEET FROM HIS SOUTHEAST CORNER.