PICK-UP

Davidson County DEEDQC
Recvd: 04/30/03 13:25 4pgs
Fees:22.00 Taxes:0.00
20030430-0057787

This Instrument Prepared By:

David B. Lyons
Attorney at Law
1308 Eighth Avenue North
Nashville, TN 37208
(615) 254-0202

DEED

New Owner	Send Tax Bill To	Map/Parcel No.
Cecil Davis Sherrill Jr.	Cecil Davis Sherrill Jr.	40-22
7242 Apple View Drive	7242 Apple View Drive	40-53
Goodlettsville, TN 37072	Goodlettsville, TN 37072	40-54

This quitclaim deed made on the 23 day of April, 2003, by the administrator of the Estate of Ada Louise Sherill, Cecil Davis Sherill Jr., her heirs and assigns, to Cecil Davis Sherill Jr.

Whereas, on May 26, 1947, J.D. Ham conveyed certain real property on Old Hickory Boulevard in Nashville, Tennessee to Cecil D. Sherrill, Vella M. Sherrill, Minnie E. Sherrill, Mary F. Sherrill and Ada L. Sherrill by deed of record in Book 1389, page 437, Register' Office of Davidson County, Tennessee, by warranty deed, in equal shares as tenants in common, and

Whereas, Cecil Davis Sherrill died on May 4, 1995, leaving as heirs his wife, Retha Reed Sherill, and son, Cecil Davis Sherrill Jr., and his interest in said real property to Retha Reed Sherrill and son, Cecil Davis Sherrill Jr., by operation of law, and

Whereas Retha Reed Sherrill has quitclaimed whatever interest she may have in the referenced real property to Cecil Davis Sherrill Jr. by Quitclaim deed of record in Instrument No: 200301100004630, Register's Office of Davidson County, Tennessee, and

Whereas, Vella Margaret Sherrill (Yearwood) died on May 13, 1987, devising her interest in the referenced real property to Minnie Edith Sherrill , Ada Louise Sherrill and Mary Florence Sherrill, her will being recorded in Will Book 159, page 113, The Office of Probate Clerk for Davidson County, Tennessee, and

Whereas, Mary Florence Sherrill died on June 4, 1993, having never married and leaving no issue, leaving here interest in said real property to Ada Louise Sherrill and Minnie Edith Sherrill, and;

Whereas, Minnie Edith Sherrill died on March 15, 1998, having never married and without issue, leaving her interest in the referenced real property to Ada Louise Sherrill, and

Whereas, Ada Louise Sherrill died on January 23, 2002, her last will and testament admitted to probate in the Probate Court for Davidson County, Tennessee, Case No: 02-P-256, and recorded in Vol. No: 3466/639067; which leaves all of her interest in the referenced real property to Cecil Davis Sherrill, Jr., and

Whereas, Cecil Davis Sherrill Jr. was appointed administrator of the Estate of Ada Louise Sherrill, and through properly issued letters of administration, and in his capacity ad executor and personal representative, for consideration of $1.00 and in furtherance of the wishes of Ada Louise Sherrill contained in her Last Will and Testament, does hereby forever quitclaim to Cecil Davis Sherrill Jr., his heirs and assigns, certain real property described as follows:

"A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, (known as tract 2 in the subdivision of the Stecker Property) described according to a survey made by Z.J. Wilkinson, surveyor, May 18, 1937, as follows:

> Beginning at a point in the center of the Old Hickory Boulevard, said point being the northeast corner of the property conveyed to Frank L. Owsley by deed from H. Alfred Stecker and wife, of record in Book 1136, page 27, Register's Office of Davidson County, Tennessee; running thence with the center of Old Hickory Boulevard, North 67 deg. E. 110 feet; thence North 65 deg. 10' East 100 feet; thence North 61 deg. 30' East 100 feet; thence North 57 deg. 50' East 100 feet; thence North 54 deg. 10' East. 100 feet; thence North 50 deg 30' East 100 feet; thence North 46 deg. 50' East 100 feet; thence North 45 deg. East 200 feet; thence North 46 deg. 30' East 80 feet to a culvert in the center of Old Hickory Blvd; thence south with a drain, 11 deg. East 725 feet; thence North 80 deg. East 657 feet; thence South 7 deg. 30' E. 682 feet to the buckeyes; thence South 88 deg. E. 746 feet to a stone; thence South 1130 feet; thence South 74 deg., 30' East 500 to a stake red oak pointers; thence South 34 deg. 30' East 475 feet to a stake; 8 feet west of an ash, said stake being the corner of the Owlsey tract; thence with Owsley's line west 1275 feet; thence North 40 deg. West. 700 feet; thence North 70 deg. West 560 feet; thence North 71 deg. 45' West 653 feet; thence North 25 deg. 30' West 210 feet; thence North 58 deg. 15' West 246 feet; thence North 82 deg. West 260 feet; thence N. 14 deg. 30' West 800 feet to the point of beginning, containing 71.14 acres, more or less.

Also a tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee (known as tracts Nos. 3 and 4 in the subdivision of the Stecker Property) on Old Hickory Boulevard and Lickton Pike, and being a subdivision of the land formerly belonging to John G. Marshall, described according to an unregistered copy of a survey

thereof made May 18, 1937 by Z.J. Wilkinson, surveyor, as follows:

Beginning at a point in the center line of Old Hickory Boulevard where the same crosses Whites Creek, being the southwest corner of tract No. 4 immediately east of Lickton Pike; thence along the south line of tract No. 4 and along the north line of Tract No. 2, North 67 deg East 200 feet, North 65 deg. 10' East 100 feet, North 61 deg. 30' East 100 feet, North 57 deg. 50' East 100 feet, North 54 deg 10' East 100 feet, North 50 deg. 30' East 100 feet, North 46 deg. 50' East 100 feet. North 45 deg.East 200 feet, North 46 deg. 30' East 80 feet to a point in the center of Old Hickory Boulevard, the common corner of tracts Nos. 3 and 4 at a culvert over the center line of a drain; thence along the line between tracts Nos. 2 and 3, leaving Old Hickory Boulevard, down a drain, south 211 deg. East 725 feet to a point, the southwest corner of tract No. 3 in the north bank of a creek; thence along said creek and crossing the same, and along the line between tracts Nos. 2 and 3, North 80 deg. East 657 feet to a point, the common easterly corner of Lots Nos. 2 and 3; thence along the easterly line of tract No. 3 crossing the Old Hickory Boulevard and along the easterly line of tract No. 4, North 7 deg. 30' West 2492 feet to a point at an inner corner of tract No. 4; thence easterly 100 feet to a point in the easterly line of tract No. 4; thence North 660 feet to an oak in the south line of the Thompson property; thence with the line of the same, as follows:

South 72 deg. West 135 feet, South 54 deg. West 225 feet, South 56 deg. West 200 feet, South 45 deg. West 330 feet, South 68 deg. 30 ' West 250 feet, South 86 deg. West 65 feet, South 88 deg. 30' West 260 feet to a point in the center line of Whites Creek; thence down said creek along the center line of same, as follows: South 21 deg 30' West 875 feet, South 9 deg. 30' East 231 feet, and South 791 feet to a point of the beginning, including but excluding from said property the land lying within the bounds of Old Hickory Boulevard and containing 60.89 acres, more or less.

Being the same property conveyed by J.D. Ham to Cecil D. Sherrill, Vella M. Sherrill, Minnie E. Sherrill, Mary F. Sherrill and Ada L. Sherrill, their heirs and assigns, of record in Book 1389, page 487, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Cecil Davis Sherrill Jr. his heirs and assigns forever.

In witness whereof, the administrator of the Estate of Ada Louise Sherrill has hereunto this day and year as set forth above.

Cecil Davis Sherrill Jr.

CECIL DAVIS SHERRILL JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID B. LYONS, a Notary Public in and for said County and State, the within named CECIL DAVIS SHERRILL JR. the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 23 day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

5/29/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Affiant

Sworn to and subscribed before me, this the 23 day of April, 2003.

My Commission Expires:
5/29/2005

Notary Public