QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Joyce M. Becker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: NOV. 26, 2003 COMMISSION EXPIRES: 11/26/03
(AFFIX SEAL)

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 10/21/03 13:31 2pgs
Fees:12.00 Taxes:0.00

20031021-0155491

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Suite B-105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Becker	New Owner(s)	
(NAME)	(NAME)	89-00-19
4371 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032376

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tillie Walker**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Joyce Becker**, unmarried hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, described as follows:

Beginning on Cumberland River at the southwest corner of Susan M. Seat's 600 acre tract; thence easterly with her south line, 245 poles more or less, to a point 1 ½ poles north of a large elm, being the northwest corner of 156.6 acres of land conveyed by Samuel T. Anderson to Sam B. Seat, Trustee, by deed of record in Book 58, page 625, Register's Office for said County; thence with the westerly line of said tract, south 16° west 43.7 poles to the corner of a lot fence, continuing with said line, south 13 ¾° west 60 poles to a honey locust; thence south 72° west 24 poles to the center of a water gap; thence with the meanderings of the Martin Branch westwardly 72 poles to a point in the center of said branch, between a cottonwood and hackberry in what formerly W. H. Timmons's north boundary line; thence with said line westerly 97 poles, more or less, to his northwest corner on Cumberland River; thence down said river with its meanderings, northerly and at law water mark to the beginning, containing 151.26 acres, more or less, including but excluding therefrom that part of said land used for roadway purposes.

INCLUDED in the above but EXCLUDED from this conveyance are the following described tracts of land:

Beginning at a set iron pin in the westerly margin of Old Hickory Blvd., said pin being the most northerly corner of the herein described tract and being located S. 26° 29' 12" E., 25.00' from the most southeasterly corner of Eller & Olsen Stone Co., Inc. Property (DB 4287, PG 681, RODCT); thence with said margin and a curve to the left (I=10° 01' 15"), R= 1121.098', T = 99.274', LC = 197.775' CB = S. 32° 49' 40" E.) 198.03' to a set iron pin; thence S 38° 31' 37" E., 372.83' to a set iron pin; thence leaving said margin with a new line S 53° 53' 29" W., 143.44' to a set iron pin; thence S. 81° 46' 01" W., 232.75' to a 10" hackberry tree; thence S 61° 19' 40" W., 216.30' to a corner post; thence N. 21° 55' 03" W., 255.11' to a 24" bodock tree; thence N. 31° 00' 01" E., 541.36' to the point of beginning containing 5.0275 acres more or less.

ALSO EXCLUDED:

Beginning at an iron rod situated in the easterly margin of Old Hickory Boulevard, said point being approximately 3.2 miles south of the intersection of Highway 12 and being the common corner of the property conveyed to Eller & Olsen Stone Company of record in Book 4287, page 681, in the Register's Office for Davidson County, Tennessee.
Thence, leaving said road, S 82 deg. 19 min. 06 sec. E a distance of 897.18 feet to an iron rod at the intersection of two fences:
Thence, S 20 deg. 59 min. 48 sec. W a distance of 704.79 feet to a point situated in the right of way of Old Hickory Boulevard,
Thence, with said road and around a curve to the right having a central angle of 2 deg. 21 min. 39 sec. A radius of 6116.02 feet, a tangent of 126.02 feet, a length of 252.00 feet a chord which bears N 40 deg. 26 min. 41 sec. W. for a distance of 251.98 feet;
Thence, N 39 deg. 15 min. 49 sec. W, a distance of 650.92 feet to an iron rod;
Thence, around a curve to the right having a central angle of 4 deg. 21 min. 14 sec., a radius of 1611.46 feet, a tangent of 61.26 feet, a length of 122.46 feet, a chord which bears N 17 deg. 05 min. 12 sec. W for a distance of 122.43 feet to the point of beginning and containing 7.162 acres of land more or less.

Being a portion of the property conveyed to Tillie Walker by will dated July 15, 1991 from Stanley Walker filed of record in Will Book 202, page 438, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4371 Old Hickory Blvd., Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 15th day of October, 2003..

Tillie Walker

Tillie Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tillie Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of October, 2003.

Commission expires: 11/26/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: NOV. 26, 2005

Notary Public