318
DPB

This Instrument Prepared By:
Paul S. Parker
Dodson, Parker & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 07/02/04 09:29 3pgs
Fees:17.00 Taxes:0.00
20040702-0078900

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Susan Annette Hiles and Charles R. Boyd, husband and wife 1912 Overhill Drive Nashville, Tennessee 37215	SAME	Map 130-15-0 Parcel 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, love and affection, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KATHRYN W. DICKENS, a single person (hereinafter "Grantor"), does hereby assign, transfer, convey and quitclaim unto SUSAN ANNETTE HILES and CHARLES R. BOYD, husband and wife, (hereinafter "Grantees") certain real estate in Nashville, Davidson County, Tennessee, which is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR DESCRIPTION OF PROPERTY CONVEYED

Being the same property conveyed to ROBERT C. DICKENS and KATHRYN W. DICKENS by the Last Will and Testament of William Edward Hooser of record in Will Book 82, Page 533, Office of the Probate Court Clerk for Davidson County, Tennessee, and the subject of an Affidavit of Inheritance of Real Estate of record in Book 11294, page 15, Register's Office of Davidson County, Tennessee, ROBERT C. DICKENS having died on the 27th day of April, 2000, at Nashville, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Susan Annette Hiles
Affiant

SUBSCRIBED AND SWORN TO before me this 1st day of May, 2004.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAR. 31, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This is improved property known as 2900 Tyne Boulevard, Nashville, Davidson County, Tennessee 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 1st day of June, 2004.

Kathryn W. Dickens

KATHRYN W. DICKENS, a single person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN W. DICKENS, a single person, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES MAR. 31, 2007

EXHIBIT A

Land located in the 34th councilmanic district of Nashville, Davidson County, Tennessee at the Northwest intersection of Tyne Boulevard and Harpeth Hills Drive, being Lot 34, Block "A", Tyne Meade (not of record) and being bounded on the North by Hoffmeister on the East by Harpeth Hills Drive on the South by Tyne Boulevard and on the West by Ragan, described according to a Boundary Survey dated 4-19-04, by Campbell, McRae and Associates Surveying, Inc., (John Hood TN. R.L.S.#1838) as follows:

Beginning at an iron pipe (old) on the Northerly margin of Tyne Boulevard, said pipe being the Southeast corner of the William and Charlotte Ragan land (Book 11484, Page 491 R.O.D.C., TN.); thence leaving said Northerly margin with said Ragan N 31°42′37″ E 314.47 feet to an iron rod (new) in the southerly line of the John Hoffmeister land (Book 3403, Page 39 R.O.D.C., TN.) Also known as Lot 1, Block "D", Tyne Meade Section 3 (Book 1424, Pages 12-14 R.O.D.C., TN.); thence with said Hoffmeister S 58°32′44″ E 155.48 feet to an iron rod (new) on the Westerly margin of Harpeth Hills Drive; thence with said Westerly margin with a curve to the right that has a radius of 475.00 feet a chord bearing and distance of S 26°25′56″ W 117.76 feet for an arc length of 118.06 feet to a concrete monument (old); thence S 33°34′47″ W 117.70 feet to an iron rod (new) at the right of way return of said Tyne Boulevard; thence with a curve to the right that has a radius of 25.00 feet, a chord bearing and distance of S 78°17′48″ W 35.31 feet for an arc length of 39.20 feet to a concrete monument (old) on said Northerly margin of Tyne Boulevard; thence with said Northerly margin N 56°36′09″ W 134.93 feet to the point of beginning containing 1.18 acres, more or less.

Being the same property conveyed to Richard J. Menefee and wife, Lucey Hays Menefee by deed from John S. Wade, Jr. and wife, of record in book 1972, page 191, Register's Office of Davidson County, Tennessee.

Further being the same property previously owned by Aileen W. Hooser, William Edward Hooser's wife, as recorded in Book 2023, Page 557 in the Register's Office of Davidson County, Tennessee. Mrs. Hooser who died in October of 1964 and named William Edward Hooser as the devisee of all her property in her Last Will and Testament, which is recorded in Davidson County, Tennessee, Will Book 82, Page 278.

Further being the same property the Grantor received by devise as a tenant by the entirety, along with her husband, Robert C. Dickens, of the decedent's real estate described above as devisees of William Edward Hooser's Last Will and Testament, which is recorded in Davidson County, Tennessee, Will Book 82, Page 533.

Further being the same property the Grantor described in an Affidavit of Inheritance of Real Estate signed by the Grantor on the 8th day of February, 1999, which Affidavit of Inheritance of Real Estate is of record at Book 11294, Page 15, Register's Office of Davidson County, Tennessee.

Grantor is a single person, her spouse, Robert C. Dickens, having died on the 27th day of April, 2000.