Davidson County DEEDQC
Recvd: 01/27/05 13:57 4 pgs
Fees:22.00 Taxes:0.00

20050127-0010225

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Portion of
Billie R. Chapman and Barbara I. Chapman 1102 Haverhill Drive Brentwood, TN 37027	same	Map 106-6-51 Parcel 6DA00560

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Billie R. Chapman
Affiant

STEPHANIE J. EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 27th day of January, 2005.

Stephanie J. Edwards
NOTARY PUBLIC

My Commission Expires: March 26, 2005

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, BILLIE R. CHAPMAN, and wife, BARBARA I. CHAPMAN, as tenants by the entirety ("Grantors"), do hereby quitclaim unto BILLIE R. CHAPMAN AND BARBARA I. CHAPMAN, AS TENANTS-IN-COMMON, their heirs and assigns, all Grantors' interest in and to the following described land located in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property known as 631 Murfreesboro Road, Nashville, Davidson County, Tennessee 37210.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of January, 2005.

Billie R. Chapman

Barbara I. Chapman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and seal, at office in Brentwood, Tennessee, this the 27th day of January, 2005.

NOTARY PUBLIC

STEPHANIE J. EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 26, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and seal, at office in Brentwood, Tennessee, this the 27 day of January, 2005.

NOTARY PUBLIC

STEPHANIE J. EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 26, 2005

EXHIBIT A

TRACT NO. 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, as of record in Book 21, page 51, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly right-of-way of the N. C. & St. L. Railway, 295 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence along the margin of said railroad right-of-way, easterly 245 feet, to a point; thence northerly along a broken line 165 feet, more or less, to the south line of the J. F. Home property; thence along Home's south line westerly 293 feet to a point which is 267 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence southeasterly 93 feet to the point of beginning.

TRACT NO. 2: Being an easement 9 x 267 feet, running from the northwesterly corner of Tract No. 1 hereinabove described, to the easterly line of Foster Street or Avenue, where the same intersects to the north line of the N. C. & St. L. Railway right-of-way, which easement was created in the deed from C. K. Murdock and wife, Kyle Davenport, or record in Book 1237, page 620, said Register's Office, and which is described as follows:

BEGINNING at a point in the north margin of the N.C. & St. L. Railway right-of-way in the east line of Foster Street or Avenue; thence easterly 267 feet to a point in the west line of Tract No. 1 hereinabove described, said point being 9 feet south of the northwest corner of said Tract No. 1; thence northerly along the west line of said Tract No. 1, 9 feet to the south line of the Home property; thence with the line of said Home property 267 feet, more or less, to the southwest corner of said Home property in the east margin of Foster Street or Avenue; thence with the margin of said Foster Street or Avenue, southerly 9 feet to the beginning.

TRACT NO. 3: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, of record in Book 21, page 51, Register's Office, and described as follows:

BEGINNING at the intersection of the easterly margin of Foster Street and the northerly right-of-way line of the N. C. & St. L. Railway; thence easterly along said railway right-of-way line, 295 feet to the southwest corner of the property conveyed to John T. Hum, by deed from Robert Abrahams and wife, of record in Book 1371, page 59, said Register's Office; thence northerly along Hum's westerly line, 84 feet to a point in the southerly margin of a 9 foot strip conveyed to said Hum in said deed; thence westerly along said 9 foot strip, 267 feet to the beginning.

TRACT NO. 4: Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Map of the A. H. Ford's Plan of Lots, of record in Plan Book 21, page 51, of the Register's Office for said County, and a part of the abandoned right-of-way of the Tennessee & Pacific Railroad, and described according to a copy of a survey thereof made by T. R. Sanford, on September 1, 1949, as follows:

BEGINNING at a point in the Murfreesboro Road 95.25 feet west of the westerly margin of Cole Avenue or Industrial School Road, at an iron pin; thence leaving said Murfreesboro Road, South 17 deg. 50' West, 122 feet to an iron pin; thence South 73 deg. 17' East 119.5 feet to an iron pin in west margin of Industrial School Road, which is 122 feet south of the south margin of Murfreesboro Road; thence south 6 deg. 17" West 172.5 feet, more or less, to a post and iron pin 30 feet north of the center line of the main track of the Lebanon Branch of the N. C. & St. L. Railroad right-of-way, in a fence line; thence along said fence, South 87 deg. 37' West 249.5 feet, more or less, to an iron pin at a post in the line of the property now belonging to Frensley; thence along Frensley's line, North 0 deg. 43' West 73 feet to an iron pin in the north line of the abandoned right-of-way of said Tennessee & Pacific Railroad; thence with the line of the same North 62 deg. 35' East 172.1 feet to an iron pin; thence North 17 deg. 50' East 92.4 feet to an iron pin in the south margin of the Murfreesboro Road; thence with the south margin of same, South 27 deg. 10' East 50 feet to the beginning.

BEING the same property (one-half interest) conveyed to Billy R. Chapman and wife, Barbara I. Inman by Warranty Deed from Joseph C. Inman of record in Book 5805, page 93, Register's Office for Davidson County, Tennessee and the same property (one-half interest) conveyed to Joseph C. Inman and Billy R. Chapman by Installment Deed from Stanley Fulton of record in Book 5572, page 93, said Register's Office, and re-conveyed by Billy R. Chapman, also known as Billie R. Chapman, individually, and Billy R. Chapman and wife, Barbara Chapman, jointly, to Billie R. Chapman and wife, Barbara I. Chapman, as tenants by the entirety, by deed of record as Instrument No. 20030304-002810, Registers Office for Davidson County, Tennessee.