Davidson County DEEDQC
Recvd: 03/11/05 16:14 3 pg
Fees:17.00 Taxes:0.00
20050311-0027449

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HEMMINGS **P. O. Box 22567** **Nashville, TN 37203**	**S A M E**	**MAP 127-12** **PARCEL #39**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERRY C. PENDERGRASS**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **JOHN HEMMINGS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to John Hemmings and Jerry C. Pendergrass, as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Jerry C. Pendergrass, Unmarried, of record in Instrument Number 20011106-0121802, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry Pendergrass by Quitclaim Deed from Alex W. Bonner and wife, Susan N. Bonner of record in Instrument Number 200005010043265, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property known as **1020 Harpeth Valley Court, Nashville, Tennessee 37221**

WITNESS my hand this 10th day of March, 2005.

Jerry C Pendergrass by [signature]
JERRY C. PENDERGRASS Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th March, 2005, before me personally appeared DOYLE T. MILLSAPS, to me known to be the person who executed the foregoing instrument in behalf of JERRY C. PENDERGRASS, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JERRY C. PENDERGRASS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of March, 2005.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

Land in the 2nd Civil District of Davidson County, Tennessee, being part of reserved parcel "D" on the map of Bellevue Manor of record in Book 3600, Pages 32 and 33, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin in the northwest corner of the Nicholson Tract; also a corner of the Polk Property; thence with Nicholson's line South 22 degrees 16 minutes east, 456.65 feet to an iron pin in the North boundary of Bellevue Manor; thence, with the North boundary of Bellevue Manor South 65 degrees 23 minutes west, 206.42 feet to an iron pin, a corner of Tate Rogers; thence, with Rogers line North 29 degrees 51 minutes east, 486.60 feet to an iron pin in the Polk line; thence, with Polk's line 71 degrees 54 minutes east, 293.15 feet to the beginning containing 2.69 acres; Including but excluding from the above described property an easement for a right of way beginning at a point south 22 degrees 16 minutes east, 93 feet south of the northeast property corner; thence; south 67 degrees 44 minutes west 275 feet, more or less, to the west property line. Tract 2: A tract of land in the present Second Civil District of Davidson County, Tennessee (formerly the Ninth Civil District of Davidson County, Tennessee) being more fully described as follows: Beginning at an iron pin set on the northerly line of Reserved Parcel "D" Bellevue Manor, recorded in Book 3600, Page 32, R.O.D.C., Tennessee; said pin being North 75 degrees 25 minutes 48 seconds East, 50.0 feet from an iron pin at the northwesterly corner of said Parcel "D" and proceeding as follows:

1. Serving the lands of Willie K. Davis, North 24 degrees 42 minutes 31 seconds West, 100.0 feet to an iron pin; thence,
2. North 40 degrees 07 minutes 03 seconds East, 108.0 feet to an iron pin; thence,
3. North 83 degrees 50 minutes 09 seconds East, 172.78 feet to an iron pin; thence,
4. South 54 degrees 33 minutes 25 seconds East, 176.98 feet to an iron pin set on the northerly margin of above said Parcel "D"; thence,
5. With the northerly margin of Parcel "D" South 75 degrees 25 minutes 48 seconds West, 355.18 feet to the point of beginning and containing 1.0 acres. Together with an easement for ingress and egress over and across the following described property: Beginning at an iron pin at the angle point in the northerly line of Paul M. Nicholson, Book 5332, Page 451, R.O.D.C., Tennessee. This iron pin is in the southerly line of a 28.52 acre tract and is the northerly line of Reserved Parcel "D" of Bellevue Manor as recorded in Plat Book 3600, Page 32, R.O.D.C., Tennessee and proceeding as follows: (1) South 75 degrees 25 minutes 48 seconds West 161.96 feet to an iron pin at the northeast corner of a tract of Ted Raper by Deed recorded in Book 5330, Page 603, R.O.D.C., Tennessee, thence, (2) North 54 degrees 33 minutes 25 seconds West 62.26 feet; thence (3) North 75 degrees 25 minutes 48 seconds East 236.13 feet; thence, (4) North 43 degrees 05 minutes 22 seconds East 236.02 feet thence, (5) South 46 degrees 54 minutes 38 seconds East 25.00 feet; thence, (6) South 43 degrees 05 minutes 22 seconds West 290.00 feet to the point of beginning.