Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20060123-0008203

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Marjorie P. Grizzard 7534 Charlotte Road Nashville, TN 37209	SAME	Tract 1 - Map 114, Parcel 281 Tract 2 - Map 114, Parcel 280 Tract 3 - Map 114, Parcel 288 Tract 4 - Map 114, Parcel 63

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Jackson M. Grizzard, the Grantor, by these presents do hereby quitclaim and convey unto my wife, Marjorie P. Grizzard, the Grantee, her heirs, successors and assigns, all my right, title and interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 23 day of January, 2006.

JACKSON M. GRIZZARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephen C. Sexton, a Notary Public in and for said County and State, the within named, Jackson M. Grizzard, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 23rd day of January, 2006.

NOTARY PUBLIC

STEPHEN C. SEXTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

9/22/07
Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2006.

Notary Public

9/22/07
Commission Expiration Date

This instrument prepared from information furnished by the parties herein and no examination of the public records in the Office of the Register of Deeds has been made by the preparer of this instrument to determine ownership or status of title.

EXHIBIT A

TRACT 1

A certain tract or parcel of land located in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the plan of the lands of William Gower, deceased, as of record in Minute Book "H," Page 487, County Court for said County, described according to a Survey made by Z.J. Wilkinson, Surveyor, July 25, 1950, as follows:

Beginning at a point in the center of U.S. Highway No. 70 or the Charlotte Pike at the most southeasterly corner of the property herein described; thence north 43° 41' east to a point in the property line at said point which is the northeast corner of the property herein conveyed, as shown on the Metropolitan Codes Map No. 114, Parcel No. 281; for Nashville, Davidson County, Tennessee; thence in a northerly direction along the said property line to a point in the property line where it intersects with the west property line of the property herein conveyed, which is the northwest corner of said property; thence south

43° 41' west to a point in the center of U.S. Highway No. 70 which point is 120 feet westerly from the point of beginning; thence along said center line of said highway in an easterly direction 120 feet to said point of beginning.

This property is a portion of the land conveyed to Edward D. Phelan, Jr., and wife, Anna Mai Phelan, from Dennis O'Brien and wife, Edna Lewis O'Brien, of record in Book 1876 Page 491 Register's Office for said county; the said Anna Mai Phelan having since died; and the said Edward D. Phelan, Jr., having died on December 24, 1981, leaving a Last Will and Testament which has been probated in the Metropolitan Probate Court of Davidson County, Tennessee, and in which said Will said above described parcel of land was devised to John Edward Phelan, Sr., and Marjorie Mae Phelan Grizzard, his children, they being his only children; the said property being described therein as his home at 7534 Charlotte Road; said Will being of record in Will Book 137, Page 434, of said Court.

The foregoing description is based upon the said survey heretofore mentioned, and is also based on said parcel of land as the same appears on the Metropolitan Codes Map No. 114, Parcel No. 281, which shows said tract having 1.59 acres but this description is subject to correction, if any, to be made by an accurate survey of said parcel.

The above property is subject to a 100 foot existing T.V.A. Power Transmission Easement.

Being the same property conveyed to Jackson M. Grizzard and wife, Marjorie Mae Phelan Grizzard (a/k/a Marjorie P. Grizzard) by deed from John Edward Phelan, Sr. and wife, Mary Baugh Phelan, of record in Book 5905, Page 310, said Register's Office.

This is improved property known as 7534 Charlotte Pike, Nashville, TN 37209.

TRACT 2

Land in the 8th. formerly the 12th Civil District of said County, being part of lot No. 5 on the Plan of the lands of William Gower, deceased, as of record in Minute Book "H" page 497, County Court for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, July 25th 1950, as follows: Beginning at the northwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan Jr/ and wife of record in book 2015, page 421, Register's Office for said County; thence with the Grizzard's northwestly line and the center of the T.V.A. transmission line, north 41 degrees 19' east 100 feet to Grizzard's northeast corner; thence north 43 degrees 41' west 430 feet more or less to a point; thence north 86 degrees 50 ' west 150 feet more or less to the northeast corner of the property conveyed to Edward D. Phelan and wife by deed from Dennis O'Brien and wife of record in book 1977, page 400, said Register's Office; thence with Phelan's northeastly line south 43 degrees 41' east 549 feet to the beginning.

Being the same property conveyed to Jackson M. Grizzard and wife, Marjorie P. Grizzard, by deed from Edward D. Phelan, Jr. an unmarried man, of record in Book 5186, Page 855, said Register's Office.

This is unimproved property on Charlotte Pike, Nashville, TN 37209.

TRACT 3

Being a tract of land in the 8th Civil District of said County, described partly according to a survey made by S. F. Hutchison, April 12, 1951 as follows: Beginning at a point in the center of U. S. Highway No. 70-N or Charlotte Pike at the southwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan Jr. and wife of record in book 2015, page 421, Register's Office for said County; thence south 46 degrees 15' west with the center line of said Highway 100 feet to a point; thence north 43 degrees 41' west 660 feet more or less to a point in branch and T. W. Fulgh's line; thence north 12 degrees east with Fulghum's line and branch 50 feet to a point; thence north 49 degrees 50' west with Fulghum's line and branch 192 feet to a point in W. J. Stephen's line; thence with Stephen's line south 86 degrees 50' east 120 feet to a stake in fence; thence south 43 degrees 41' east 799 feet to the beginning, being part of the property conveyed to Edward D. Phelan and wife Anna Mai Phelan by deed from Dennis O'brien and wife of record in book 1977, page 400 said register's office, the said Anna Mai Phelan having since died.

Being the same property conveyed to Jackson M. Grizzard and wife, Marjorie P. Grizzard, by deed from Edward D. Phelan, Jr. an unmarried man, of record in Book 5516, Page 672, said Register's Office.

This is unimproved property located on Charlotte Pike, Nashville, TN 37209.

TRACT 4

Being a tract of land in the 8th Civil District of said County described according to a survey made by S. H. Hutchison April 12, 1951, as follows:

Beginning at a point in the center of U. S. Highway No. 70-N or Charlotte Pike at the southwest corner of a 5.31-acre lot already owned by Edward D. Phelan; thence south 46 degs. 15' west with the center line of said Highway 200 feet to a point; thence N. 42 degs. 41' west 666 feet to a point in branch and T. W. Fulghum's line; thence N. 7 degs. 41' west with Fulghum's line and branch 93 feet to a point; thence N. 19 degs. east with Fulghum's line and branch 100 feet to a point; thence N. 49 degs. 50" west with Fulghum's line and branch 192 feet to a point in W. J. Stevens' south line; thence with Stevens' line S. 86 degs. 50' east 120 feet to a stake in fence; thence S. 43 degs. 41' east with Edward D. Phelan's line 799 feet to the beginning, containing 3.2 acres, more or less.

Being the same property conveyed to Jackson M. Grizzard, by deed from Marjorie P. Grizzard, of record in Instrument No. 20030522-0069745, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Charlotte Pike, Nashville, TN 37209.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

Being a tract of land in the 8th Civil District of said County, described partly according to a survey made by S. H. Hutchison, April 12, 1951 as follows:

Beginning at a point in the center of U. S. Highway No. 70-N or Charlotte Pike at the southwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan, Jr. and wife of record in book 2015, page 421, Register's Office for said County; thence south 46 degrees 15' west with the center line of said Highway 100 feet to a point; thence north 43 degrees 41' west 660 feet more or less to a point in branch and T. W. Fulgh's line; thence north 19 degrees east with Fulghum's line and branch 50 feet to a point; thence north 49 degrees 50 ' west with Fulghum's line and branch 192 feet to a point in W. J. Stephen's line; thence with Stephen's line south 86 degrees 50' west 120 feet to a stake in fence; thence south 43 degrees 41' east 799 feet to the beginning.

Being the same property conveyed to Jackson M. Grizzard and wife, Marjorie P. Grizzard by Quitclaim Deed from Edward D. Phelan, Jr., an unmarried man, of record in Book 5516, Page 672, said Register's Office.