PICK-UP

Davidson County DEEDQC
Recvd: 04/02/07 09:05 3 pg
Fees:17.00 Taxes:0.00
20070402-0038655

This Instrument was prepared by
Melissa Anderson
209 Whitnel Drive
Mt. Juliet, TN 37122
(615) 519-3912, *after recording please return to the same*

QUITCLAIM DEED

Address of New Owner:
William Edward Owen
1241 Old Hickory Blvd.
Nashville, TN 37207

MAP/
PARCEL
04107004200

Send Tax Bills To:
Edward and Maureen Owen
1241 Old Hickory Blvd.
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

Maureen B. Owen-Affiant

MELISSA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 30th DAY OF March 2007.

Notary Public
My Commission expires: 2/12/2011

KNOW ALL PERSONS BY THESE PRESENTS that Edward B. Owen and wife Maureen B. Owen, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto William Edward Owen, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in the 10th Civil District Wilson County, Tennessee, and more particularly described as follows:

NOTE: This parcel of land is being conveyed subject to the life-estate of Edward B.

Owen and wife Maureen B. Owen, the grantors, and they expressly reserve a life-estate which will cease on the death of either Edward B. Owen or Maureen B. Owen, whoever's death occurs on a later date.

Land in the 10th Civil District of Davidson County, being part of lot No. 3 on the plan of the division of the K. J. Morris Lands, as of record in book 57, page 49, Register's office for Davidson County, being lot No. 37 on the plan of Hickory Acres Subdivision, Section 1, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, July 15, 1952, as follows: Beginning on the southwesterly margin of Old Hickory Boulevard at a point 130 feet southeast of the southeast corner of the property conveyed to Harry L. Shirley and wife by deed from Abraham T. Kanady and wife and wife of record in book 2493, page 435, said Register's Office, being the corner lots Nos. 36 and 37; thence with the line between said two lots southwestwardly 395.9 feet to the corner of lots Nos. 37 and 38; thence with the line between said two lots eastwardly 312 feet to the westerly margin of Hickory Terrace; thence with said Terrace northwardly 20 feet to the beginning of a slight curve, and continuing with said Terrace northeastwardly 137.52 feet, in all 157.2 feet to the beginning of another curve; thence around said curve with a radius of 25 feet northwardly 39.29 feet to the southwesterly margin of Old Hickory Boulevard; thence with said Boulevard northwestwardly 105 feet to the beginning.

Being the same property conveyed to Edward B. Owen and wife Maureen B. Owen, from G. Gilbert Lowe and wife Martha Lowe, by Deed of Record in Book 2547 Page 385, recorded the 24th day of July, 1956, in Register's Office for Davidson County Tennessee.

A three-fourths undivided interest in said property was devised to Gilbert Lowe by will of H. T. (Dick) Grimes, of record in Will Book 55, page 273, County Court for said County, as constructed in the cause of Nashville Trust Company, Executor vs. Mrs. Alice K. Grimes, et al., Rule No. 56485, Chancery Court at Nashville, of record in Minute Book 149, page 324, said Court, and a one-fourth undivided interest in said property was conveyed to G. Gilbert Lowe and wife, Martha Lowe, by deed from Horace B. Stout et al. of record in Book 1181, page 445, said Register's Office.

This property is being conveyed subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as

may affect the premises.

Witness my hand this 30th of March, 2007.

Edward B. Owen

Maureen B. Owen

STATE OF TENNESSEE
COUNTY OF WILSON

The foregoing instrument was acknowledged before me this 30th day of March, 2007 by Edward B. Owen and Maureen B. Owen, who are personally known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal at office this 30th day of March, 2007.

Notary Public

My Commission expires: 2-12-2011

MELISSA ANDREA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY