Davidson County DEEDQC
Recvd: 05/30/07 13:57 3 pgs
Fees:17.00 Taxes:0.00
20070530-0064164

QUITCLAIM DEED

Address New Owner As Follows:
J. Clark Akers, III and
Eleanor Akers
311 SUNNYSIDE DRIVE
NASHVILLE, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Map 116-07, Parcel 1

THIS INSTRUMENT PREPARED BY:
MARK H. WESTLAKE
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 24th day of April, ~~2006~~ 2007.

LESLEI MONCRIEF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Notary Public

My Commission Expires: 3/20/2010

FOR AND IN CONSIDERATION of ten dollars ($10.00), I, **J. CLARK AKERS, III**, quitclaim unto **ELEANOR AKERS**, her heirs and assigns as tenant-in-common one-half (½) of my right, title and interest in the following described tract or parcel of land located in Davidson County, Nashville, Tennessee, to wit:

> Being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, Page 103, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64° 02'23" W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64° 02'23" W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office, N 26° 07' 27" W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868,m Page 64, said Register's Office, N 63° 55' 46" E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 39° 39'05", a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18° 57' 12" W, 35.25 feet.

Being the same property conveyed to J. Clark Akers, III, from Hugh W. Entrekin, Trustee with full power by warranty deed dated December 10, 1999 of record as instrument number 200005230051668, said Register's Office.

Containing 84,656 square feet or 1.94 acres, more or less.

This is improved property was formerly known as 4400 Malone Avenue, Nashville, Davidson County, Tennessee, and is now known as 311 Sunnyside Drive, Nashville, Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property. Grantor reserves to himself an undivided one-half (½) interest as tenant-in-common so that hereafter the foregoing property will be owned equally by **J. CLARK AKERS, III** and **ELEANOR AKERS** each as a tenant-in-common holding a one-half (½) undivided interest without any right of survivorship.

IN WITNESS WHEREOF, we have hereunto set our hands on this 24 day of APRIL, 2007.

Eleanor Akers
ELEANOR AKERS

J. Clark Akers III
J. CLARK AKERS, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. CLARK AKERS, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of April, ~~2006~~ 2007.

Leslei Moncrief
Notary Public

LESLEI MONCRIEF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

My Commission Expires: 3/20/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR AKERS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of April, ~~2006~~ 2007.

Leslei Moncrief
Notary Public

LESLEI MONCRIEF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

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