5617

THIS INSTRUMENT PREPARED BY:

Leckrone & Holton
Ninth Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5837 PAGE 732

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel Numbers:
		To Be Assigned Ch 2
Edward L. Strasser, Jr. and William A. Strasser 2633, 2635 and 2637 Pennington Bend Rd. Nashville, Tennessee	-same-	

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance to ourselves, as individual owners of certain tracts of the real estate described in the attached Exhibit A, we, EDWARD L. STRASSER, JR. and WILLIAM A. STRASSER, by these presents do hereby bargain and sell, quitclaim and convey unto W. OVID COLLINS, JR., Trustee, his successors and assigns, all that real estate described on the attached Exhibit A, there delineated as Tracts 1, 2, 3 and 4 in which the said EDWARD L. STRASSER, JR. owns a 77.2% undivided ownership interest and the said WILLIAM A. STRASSER owns a 22.8% undivided ownership interest.

The said property described in Exhibit A being a portion of the property conveyed to E. L. Strasser, Jr., et al., the said E. L. Strasser, Jr., being one and the same person as Edward L. Strasser, Jr., by deed of record in Deed Book 3642, page 196, Register's Office of Davidson County, Tennessee; being all the property conveyed to Edward L. Strasser, Jr., by deed from Loretta Strasser Walsh and George Thomas Strasser, of record in Deed Book _____, page _____, said Register's Office; and being all the property conveyed to Edward L. Strasser, Jr. and William A. Strasser by deed from John Strasser, of record in Deed Book _____, page _____, said Register's Office.

The said property is subject to such limitations, restrictions and encumbrances, as may be described on the attached Exhibit A and as may appear as of record. The attached description of the premises contained on the Exhibit A is based upon information provided by the parties.

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, the 4th day of January, 1982.

Peggy S. Jones
Notary Public

My Commission Expires: 7-21-84

This is improved property known as 2633, 2635 and 2637 Pennington Bend Road, Nashville, Davidson County, Tennessee.

AND, NOW, I, the said W. Ovid Collins, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey (i) unto Edward L. Strasser, Jr. and wife, Sue G. Strasser, an undivided 100% ownership interest in Tracts 3 and 4, as described on the attached Exhibit A and (ii) unto William A. Strasser and wife, Donna C. Strasser, an undivided 100% ownership interest in Tracts 1 and 2, as described on the attached Exhibit A. Further, these conveyances are made to the heirs and assigns, forever, of the said Edward L. Strasser, Jr. and wife, Sue G. Strasser and

William A. Strasser and wife, Donna C. Strasser, respectively. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 4th day of January, 1982.

Edward L. Strasser, Jr.
EDWARD L. STRASSER, JR.

William A Strasser
WILLIAM A. STRASSER

W. Ovid Collins, Jr.
W. OVID COLLINS, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Peggy L. Jones, a Notary Public of the State and County aforesaid, personally appeared Edward L. Strasser, Jr., William A. Strasser and W. Ovid Collins, Jr., with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the within named persons and that they executed the foregoing instrument for the purposes therein contained, by affixing their signatures thereto.

Witness my hand and official seal, at my office in Nashville, Tennessee, this 4th day of January, 1982.

Peggy L. Jones
Notary Public

PEGGY L. JONES NOTARY PUBLIC

My Commission Expires: 7-21-84

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IDENTIF. REFERENCE

JAN 5 12 41 PM '82

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Exhibit A

Page 1

BOOK 5837 PAGE 734

LEGAL DESCRIPTION
TRACT 1

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the easterly margin of Pennington Bend Road, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the James R. Spencer land of record in Deed Book 2290, page 261, R.O.D.C.,Tn; thence with the margin of the said Pennington Bend Road (25' easterly from the centerline) N09°07'04"E 228.60' to an iron pin; thence continuing with the margin of the said Road N05°22'54"E 80.20' to an iron pin; thence leaving the margin of the said Road and severing the Strasser land N83°09'56"E 439.46' to an iron pin; thence N55°29'04"E 1178.08' to an iron pin on top of a bluff; thence with the said bluff S14°10'28"E 165.15' to an iron pin; thence leaving the bluff S41°28'38"E passing a witness iron pin at 471.59' in all 493.35' to a point in the center of a slough; thence with the said slough S02°00'27"E 854.11' to a point; thence leaving the said slough N80°25'16"W 246.79' to a concrete monument; thence N79°39'30"W 85.67' to a fence post; thence N80°48'00"W 26.33' to a steel fence post painted orange; thence N79°27'34"W 81.15' to a fence post; thence with fence N80°33'29"W 601.45' to an iron pin set at a fence corner, the southeast corner of the Michael F. Walsh land of record in Deed Book 3530, page 511, R.O.D.C.,Tn.; thence with Walsh's line and a fence the following calls: N21°46'42"W 311.87' to an iron pin at a fence corner; thence S65°41'30"W 171.82' to an iron pin set at a fence corner; thence S21°28'16"E 194.46' to an iron pin set at a fence corner; thence with a fence N76°20'38"W 40.82' to a concrete monument; thence continuing with fence N76°47'35"W 596.19' to the point of beginning, containing 32.07 acres more or less.

Property subject to a 15' water line easement to Metro Nashville of record in Deed Book 4732, page 436, R.O.D.C.,Tn.

Property subject to an easement for power lines conveyed to Metro Nashville of record in Deed Book 5702, page 671, R.O.D.C.,Tn.

Exhibit A
Page 2

BOOK 5837 PAGE 735

LEGAL DESCRIPTION
TRACT 2

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the easterly margin of Pennington Bend Road, said point of beginning being the Southwest corner of this tract and also being 308.80' northerly from the Northwest corner of the James R. Spencer land of record in Deed Book 2290, page 261, R.O.D.C.,Tn.; thence with the margin of said Road N01°56'38"W 89.33' to an iron pin; thence N08°43'34"W 87.88' to an iron pin; thence N17°19'14"W 90.65' to an iron pin; thence N25°01'48"W 36.00' to an iron pin; thence leaving the margin of the said Road N81°16'33"E 417.59' to an iron pin; thence N22°18'45"E 473.68' to an iron pin; thence N44°57'51"E 491.49' to an iron pin; thence N14°12'59"W 126.00' to an iron pin set in a fence line; thence with a fence N75°47'01"E 385.60' to an iron pin set at a fence corner; thence leaving said fence S45°29'44"E 233.78' to an iron pin set in a fence line; thence with fence N73°34'39"E 808.43' to an iron pin; thence S46°36'01"E 109.36' to a point in the center of a slough; thence with said slough S27°35'28"W 390.00' to a point; thence S19°38'22"W 865.60' to a point in the said slough; thence leaving said slough N41°28'38"W 493.35' to an iron pin on the top of a bluff; thence with said bluff N14°10'28"W 165.15' to an iron pin; thence leaving the said bluff S55°29'04"W 1178.08' to an iron pin; thence S83°09'56"W 439.46' to the point of beginning, containing 33.00 acres more or less.

Property is subject to a 15' easement for a private water line serving a small house northeasterly of the Northwest corner of the above described tract.

Exhibit A

Page 3

LEGAL DESCRIPTION
TRACT 3

Land in Davidson County, Tennessee and being described according to a survey by J, Bruce Rainey, Surveyor # 823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the northeasterly margin of Pennington Bend Road, said point of beginning being the Northwest corner of this tract and also being the Southwest corner of the Edward L. Strasser, Jr. land of record in Deed Book 4092, page 786, R.O.D.C.,Tn.; thence with Strasser's line N36°28'39"E 290.00' to an iron pin; thence N29°32'36"E 200.00' to an iron pin; thence N12°04'36"W 67.68' to an iron pin; thence N30°29'04"E 219.16' to an iron pin; thence N73°25'08"E 399.53' to an iron pin; thence N75°47'01"E 250.00' to an iron pin in a fence line; thence leaving fence S14°12'59"E 126.00' to an iron pin; thence S44°57'51"W 491.49' to an iron pin; thence S22°18'45"W 473.68' to an iron pin; thence S81°16'33"W 417.59' to an iron pin set on the northeasterly margin of the aforesaid Pennington Bend Road; thence with the margin of the said Road (25' from the center-line) the following calls: N25°01'48"W 37.28' to an iron pin; thence N31°14'08"W 59.27' to an iron pin; thence N37°28'40"W 62.17' to the point of beginning, containing 10.01 acres more or less.

Included in this conveyance is a 15' easement for a private water line running from the existing small house to Pennington Bend Road.

Exhibit A
Page 4

LEGAL DESCRIPTION
TRACT 4

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 16, 1981 and known as Job No. 81-206 as follows:

Beginning at an iron pin set on the northeasterly margin of Pennington Bend Road, said point of beginning being the southeasterly corner of this tract and also being the Southwest corner of the Edward L. Strasser, Jr. land of record in Deed Book 4092, page 786, R.O.D.C.,Tn.; thence with Strasser's line N36°28'39"E 290.00' to an iron pin; thence S47°54'32"E 150.00' to an iron pin; thence leaving strasser's line N29°32'36"E 200.00' to an iron pin; thence N12°04'36"W 67.68' to an iron pin; thence N30°29'04"E 219.16' to an iron pin; thence N73°25'08"E 399.53' to an iron pin; thence with a fence N75°47'01"E 635.60' to an iron pin set at a fence corner; thence leaving said fence S45°29'44"E 233.78' to an iron pin set in a fence line; thence with fence N73°34'39"E 808.43' to an iron pin; thence leaving said fence S46°36'01"E 109.36' to a point in a slough; thence with said slough N27°35'28"E 212.53' to an iron pin set on the southwest bank of the cumberland River; thence along the bank of the said River as follows: N15°32'06"W 90.38' to an iron pin; thence N22°22'45"W 371.95' to an iron pin; thence N20°31'58"W 1387.45' to an iron pin; thence N18°12'57"W 187.37' to an iron pin; thence leaving the bank of the said River and with the line of the E.L. Strasser, Jr. land of record in Deed Book 5783, page 19, R.O.D.C.,tn., S79°43'13"W 358.27' to an iron pin; thence continuing with Strasser's line N11°46'47"W 825.00' to an iron pin; thence N79°43'13"E 312.01' to an iron pin set on the bank of the said Cumberland River; thence with the bank of the said River as follows: N18°38'52"W 406.43' to an iron pin; thence N23°20'04"W 809.63' to an iron pin; thence N48°36'30"W 1676.55' to an iron pin; thence N62°50'41"W 485.51' to an iron pin; thence N68°48'54"W 241.28' to an iron pin; thence leaving the said River and with the westerly side of a ditch or drain and a fence as follows: S33°27'56"W 78.15' to an iron pin; thence S19°16'46"E 207.19' to an iron pin; thence S35°59'24"E 116.71' to an iron pin; thence S66°10'20"E 69.00' to an iron pin; thence S07°17'42"E 75.31' to an iron pin; thence S64°16'58"E 50.42' to an iron pin; thence N66°09'36"E 110.25' to an iron pin; thence S48°35'31"E 66.83' to an iron pin; thence S23°07'32"E 109.52' to an iron pin; thence S62°23'22"E 99.46' to an iron pin; thence S38°54'59"E 14.15' to an iron pin; thence S07°57'09"E 147.90' to an iron pin; thence S23°01'38"E

LEGAL DESCRIPTION
Tract 4 continued

133.22' to an iron pin; thence S12°03'58"E 50.29' to an iron pin; thence S38°56'33"E 98.86' to an iron pin set at a fence corner; thence leaving said drain or ditch and with a fence S08°20'54"W 2582.95' to an iron pin set at a fence corner; thence continuing with fence S15°19'31"E 26.06' to an iron pin set a fence corner; thence continuing with fence S07°48'20"W 832.89' to an iron pin; thence leaving said fence S78°39'33"E 677.34' to an iron pin; thence S09°23'03"W 440.00' to an iron pin; thence N78°39'33"W 152.00' to an iron pin; thence S09°23'03"W 460.39' to an iron pin; thence with the line of other Strasser land of record in Deed Book 4603, page 363, R. O.D.C.,Tn., S72°46'50"E 225.00' to an iron pin set on the edge of a drive; thence S09°31'45"W with a white plank fence in part a total distance of 737.50' to an iron pin set on the northeasterly margin of Pennington Bend Road; thence with the margin of said Road (25' from the centerline) S58°15'41"E 75.00' to the point of beginning, containing 229.02 acres more or less.

Included in this conveyance is a 15' private water line easement and a 15' private power line easement across a 20.02 acre tract; adjoining the above described tract at the southwest portion of the same. These two easements are for the purpose of servicing and maintaining these utility lines from the dairy barn to the well house as the utility lines are presently located.

Property is subject to an ingress and egress easement 16' wide conveyed to Metro Nashville in Deed Book 5702, page 671, R.O.D.C., Tn., and runs generally with the existing farm road or drive through the above described tract.

Property is subject to a 16' ingress and egress easement running with the existing farm road from Pennington Bend Road to a 6 acre tract owned by E.L.Strasser, Jr. as evidenced in Deed Book 5783, page 19, R.O.D:C.,Tn.

Included in this conveyance is that portion of the original Strasser farm lying between the bank of the Cumberland River as described above and the low water mark of the said Cumberland River. This area was not used in the computation of the total acreage of 229.02 acres more or less.