This instrument prepared by: Glendon M. Fisher, Jr., Attorney
434 - 100 Oaks Office Tower
Nashville, Tennessee 37204

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Par Nos.
Hugh D. Claughton 6043 Charlotte Avenue Nashville, TN 37209	Owner	Map 62-13 Par. 126

For and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid by Hugh D. Claughton, and in order to settle a boundary conflict existing in lands of the grantor and grantee, I,

ROBERT D. RIDLEY, unmarried,

by these presents do transfer, convey and quitclaim unto the said

HUGH D. CLAUGHTON

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, lying South of McGavock Pike, west of Pennington Bend Road and east of the Cumberland River, described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated April 2, 1985, as follows:

Beginning at the southwest corner of a tract conveyed to the grantor by deed from Joe W. Fitzgerald and wife, Dorothy Louise Fitzgerald, of record in Book 4097, page 969, Register's Office for Davidson County, Tennessee; thence N. 20° 56' 46" W. 22.14 feet; thence N. 77° 15' 57" E. 170.04 feet to a P.K. nail; thence with a curve to the right, having a radius of 500 feet, a distance of 44.68 feet, said curve having a chord bearing and distance of N. 81° 52' 52" E. 44.66 feet; thence S. 72° 18' 42" W. 212.19 feet to the point of beginning and containing 2,666 square feet, more or less.

Together with an easement for ingress and egress to and from the river to the said Hugh D. Claughton, his personnel and customers and their vehicles, and the right to pave and maintain said easement, which is a 12-foot strip along and north of the northerly line of the land herein conveyed, and continuing along the southerly margin of grantor's land to the westerly margin of Pennington Bend Road; and an easement for service lines to said Hugh D. Claughton from the existing power pole on grantor's land, said easement running to the land of grantee.

Being part of the same property conveyed to Robert D. Ridley by deed from Joe W. Fitzgerald and wife, Dorothy Louise Fitzgerald, of record in Book 4097, page 969, Register's Office for Davidson County, Tennessee.

CHECK

04/09 4.00

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Hugh D. Claughton, his heirs and assigns forever.

In witness whereof, the said Robert D. Ridley has set his hand this 8th day of April, 1985.

Robert D. Ridley

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Ridley, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 1985.

Lorene McClung
Notary Public

My commission expires: 1/10/89

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State of Tennessee)

County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 50.00.

Hendon M. Moher, Jr.
Affiant

Subscribed and sworn to before me, this 9th day of April, 1985.

attest: Andrew W. Rose, Jr.
~~Notary Public~~ Deputy Register

~~My commission expires~~: _____

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IDENTIF. REFERENCE

APR 9 10 23 AM '85

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN