Prepared by: John R. Cheadle, Sr., Attorney at Law
129 Second Avenue, North, Nashville, Tennessee, 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Stein, Charlene W. Stein & Vicki D. Rainbolt (NAME:)	Same (NAME:)	Map 126
Route 1, Box 49-A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 41
Kingston Springs, TN 37082 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FROM
JAMES H. STEIN and wife,
CHARLENE W. STEIN, and
VICKI D. RAINBOLT

TO
JOHN R. CHEADLE, SR., TRUSTEE

FROM
JOHN R. CHEADLE, SR., TRUSTEE

TO
JAMES H. STEIN, CHARLENE W. STEIN,
and VICKI D. RAINBOLT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

John R. Cheadle, Sr.
AFFIANT

Subscribed and sworn to before me, this 16th day of October, 1986.

Lois A. Todd
NOTARY PUBLIC

11-12-86
Commission Expires

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a unified parcel of land, We, James H. Stein and wife, Charlene W. Stein, and Vicki D. Rainbolt, by these presents do hereby quitclaim and convey unto John R. Cheadle, Sr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee, and bound in general by Clements on the north, Clements and Travis on the east, Patton on the south and U.S. Highway 70 on the west.

Beginning at a corner post in the northerly margin of U.S. Highway 70 at the southwest corner of Patton as shown on Property Office Map 126, parcel 42, Register's Office for Davidson County, Tennessee, thence with said north margin with a curve to the left whose chord is N 50° 56' W 291.2 feet, thence N 40° 14' W 1031.2 feet to a point, thence leaving said north margin, N 51° 30' E at 35 feet, the southeast corner of Clements and continuing a total length of 160.0 feet to a hickory tree, thence N 2° 37' E 62 feet with Clement's to an interior corner post, thence following closely Clements existing westerly fence line with the following three calls: S 59° 10' East 641.0 feet, N 54° 51' E 61.5 feet, and S 62° 56' East 22.0 feet, thence S 16° 10' E passing Clements corner and continuing with Travis west line, 327.2 feet to a corner post, an interior corner of Travis, thence S 58° 54' W 124.0 feet to an interior corner of Travis, thence following closely the old fence line on the easterly side of the old road with the following three calls: S 25° 07' E 200.0 feet, S 29° 36' E 92.5 feet, and S 35° 47' E 108.0 feet to Patton's northwest corner, thence with his west line, S 19° 30' W 107.2 feet to the point of beginning and containing 8.60 acres, more or less.

Being a portion of the same property conveyed to James H. Stein and wife, Charlene W. Stein, by deed from John R. Cheadle, Trustee, of record in Book 4736, page 935, Register's Office for Davidson County, Tennessee.

Included in the above tract is a parcel of land described as follows:

Said tract lies wholly within Davidson County, Tennessee, and bound in general by Clements and Stein on the north, Clements and Travis on the east, Patton on the south, U.S. Hwy. 70 on the west.

Beginning at a corner post in the northerly margin of U.S. Hwy. 70 at the southwest corner of Patton as shown on Property Map 126, Parcel 42, thence with said highway along a curve to the right for a distance of 320 feet to a point (the chord of the curve to the right beforementioned is North 50 degrees 56 minutes West and is 291.2 feet long); thence continuing with the north margin of U. S. Highway 70, North 40 degrees 14 minutes West 112.6 feet to an iron pin; thence North 53 degrees 49 minutes East 150.00 feet to an iron post; thence North 40 degrees 14 minutes West 250.00 feet to an iron post; thence with the following three new lines, North 53 degrees 49 minutes East 56.6 feet to an iron pin, thence North 33 degrees 30 minutes West 39.4 feet to an iron pin and North 28 degrees 30 minutes East 215.4 feet to a 12" persimmon tree, the interior corner of Clements, thence with the following two calls following closely his meandering fence line, North 54 degrees 51 minutes East 61.5 feet and South 62 degrees 56 minutes East 22.0 feet to a post, thence South 16 degrees 10 minutes East with a fence line passing Clements southwest corner and continuing with Travis, a total length of 327.2 feet to a corner post, thence South 58 degrees 54 minutes West 124.0 feet to a post, thence with the following 4 calls following closely Travis's west fence line: South 25 degrees 07 minutes East 200.0 feet to a 2' black oak tree, South 29 degrees 36 minutes East 92.5 feet to a post, and South 35 degrees 47 minutes East 109 feet to a post, Patton's northern corner, thence with a partial fence line, South 19 degrees 30 minutes East 107.2 feet along his boundary to the point of beginning and containing 2.97 acres, more or less.

Being the same tract of land conveyed to James H. Stein and wife, Charlene W. Stein, by deed from John R. Cheadle, Sr., Trustee, of record in Book 6937, page 205, Register's Office for Davidson County, Tennessee.

Also included in the first-described tract of land is a tract described as follows:

A PORTION OF THE JAMES H. STEIN FARM, being in the 9th Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, and being a parallelogram lying wholly within Davidson County, Tennessee, and bound in general by Stein on the north, east and west and by U.S. Hwy. 70 on the south.

Commencing at a corner post in the northerly margin of U.S. Hwy. 70 at the southwest corner of Patton, thence along said north margin in a northwesterly direction 432.6 feet to an iron pin, the point of beginning, thence continuing with said northerly margin, North 40 degrees 14 minutes West 250.0 feet to an iron pin, thence leaving said margin and with the following three new staked lines:
North 53 degrees 49 minutes East 150.0 feet to an iron post,
South 40 degrees 14 minutes East 250.0 feet to an iron post and South 53 degrees 49 minutes West 150.0 feet to the point of beginning and containing 0.860 acres, more or less.
And being a portion of the tract as shown on property map 126, Parcel 41.

Being a portion of the same property conveyed to James H. Stein, Charlene Stein and Vicki D. Rainbolt by deed from John R. Cheadle, Sr., Trustee, of record in Book 6852, page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following restrictions running with the land:

1. None of the following businesses shall be erected or placed on these premises: health care clinics, utility and vehicular, automotive parking lot, transient habitation, undertaking service, drive-in food service, automotive servicing, consumer laundry and repair, automotive repair and cleaning, animal care, vehicular-craft and related equipment sales rental and delivery, construction sales and service
limited, wholesale sales, restaurant or establishments selling beer.

2. This property has been or is being rezoned to permit the erection of a building to be used for the teaching of ceramics and a gift shop proposed by James H. Stein, Charlene W. Stein and Vicki D. Rainbolt on the property. Adjacent property owners and surrounding residents agreed to a zone change to permit erection of this building to be used for the above purposes.

3. Adjacent property owners and surrounding residents are interested parties in these restrictions running with the land and may request the Courts to enforce same, if necessary.

This .86 acre portion of the first-described 8.6 acre tract has been rezoned to CS District by Metro Council Bill No. 086-1220, and this .86 acre portion of the larger tract shall continue to carry the restrictions listed after the description of the .86 acre portion of the larger tract.

Also included in the first-described 8.6 acre tract of land is a sewage easement described as follows:

A portion of the property belonging to James H. Stein and wife, Charlene W. Stein, being in the Ninth Civil District, formerly the Fourteenth Civil District, of Davidson County, Tennessee, and being a parallelogram lying wholly within Davidson County, Tennessee, and bound in general by Mr. and Mrs. Stein and Vicki D. Rainbolt on the northwest, Mr. and Mrs. Stein on the northeast, Mr. and Mrs. Stein on the southeast and U. S. Highway 70 on the southwest.

To locate the point of beginning, commence at a cornerpost in the northerly margin of U. S. Highway 70 at the southwest corner of Patton as shown on Property Map 126, Parcel 42, thence with said highway along a curve to the right for a distance of 320 feet to a point (the chord of the curve to the right beforementioned is N 50°56' W and is 291.2 feet long); thence continuing with the north margin of U. S. Highway 70, N 40°14' W 52.6 feet to the point of beginning; thence N 53°49' E 150 feet to a point; thence N 40°14' W 70 feet to an iron post on the southeast corner of the Stein-Rainbolt property thence S 53°49' W along the southeasterly margin of the Stein-Rainbolt property to an iron pin; thence S 40°14' E 70 feet to the point of beginning; said easement containing .24 acres more or less.

Being the same sewage easement conveyed to James H. Stein, Charlene W. Stein and Vicki D. Rainbolt by deed from James H. Stein and wife, Charlene W. Stein, of record in Book 6952, page 60, Register's Office for Davidson County, Tennessee.

And now, I, the same John R. Cheadle, Sr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto, James H. Stein, Charlene W. Stein and Vicki D. Rainbolt, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set out hands on this the 16th day of October, 1986.

JAMES H. STEIN

CHARLENE W. STEIN

VICKI D. RAINBOLT

JOHN R. CHEADLE, SR., TRUSTEE

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 James H. Stein, Charlene W. Stein and Vicki D. Rainbolt, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS our hands and seal at Nashville, Tennessee, this 16th day of October, 1986.

NOTARY PUBLIC

Commission Expires 11-12-89

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 John R. Cheadle, Sr., Trustee, 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 seal at Nashville, Tennessee, this 16th day of October, 1986.

NOTARY PUBLIC

Commission Expires 11-12-89

This is improved property known as Route 1, Box 49-A, Kingston Springs, Tennessee, 37082.

5 3 7 6 9

FILED FOR REFERENCE

Oct 16 3 20 PM '86