repave Hillsboro Rd

QUITCLAIM DEED

BOOK 7881 PAGE 260

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruth S. Gaulden	SAME	163-84
5200 Hickory Hollow Parkway (NAME)	(NAME)	
Antioch (STREET ADDRESS OR ROUTE NUMBER)	37013 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, Robert L. Scruggs and wife, Joyce W. Scruggs, by these presents do hereby quitclaim and convey unto Ruth S. Gaulden and husband, Charles F. Gaulden, their successors and assigns, all their right, title and interest in and to the following described tract of land:

SEE ATTACH EXHIBIT "A" LEGAL DESCRIPTION

2265 07/05 0101 03CHECK 9.00

467.38

JOE W. TARPLEY, JR. REGISTER

Jul 5 12 29 PM '89

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 5th day of July 1989

Affiant Charles F. Gaulden

My commission expires: (Affix Seal)

Notary Public C. Williams Notary Pub

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hand s this 5th day of July, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L. Scruggs

Joyce W. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Scruggs and wife, Joyce W. Scruggs

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 5th day of July, 19 89.

Jeffrey W. Austin Notary Public

Commission expires 5-22-93

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires _____

QUITCLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT "A" LEGAL DESCRIPTION

Land in the 5th Civil District of Davidson County, Tennessee, marked "Tract B" on the survey of Wm. Collier-Parrish & Associates, November 5, 1965, described as follows:

Tract No. "B": Beginning at an iron pin in the southerly margin of New Cane Ridge Road in the westerly boundary of the property of Robert J. Chaffin; thence along Chaffin's westerly boundary, as follows: South 36 deg. 44' West 218.44 feet to an iron pin; thence South 31 deg. 20 ' West 283.13 feet to an iron pin in the northerly right of way of Interstate Highway I-24; thence with said Right of Way, North 58 deg. 46' West 305.22 feet to an iron pin; thence leaving said Right-of-way, northeasterly 479.2 feet to an iron pin in the southerly margin of New Cane Ridge Road; thence with the margin of the same, South 62 deg. 18' East 356.54 feet to the point of beginning, containing 3.651 acres.

INCLUDED in the above referenced description, but specifically excluded therefrom is the following:

Excluded Parcel 1 -Two tracts of land described together according to a survey of Kohl-Coode and Associates, dated April 24, 1973, as follows: Beginning at an iron pin in the northeasterly corner of a frontage road; thence with the northeasterly margin of said road, North 58 deg 46' West 60.1 feet to an iron pin; thence leaving said road North 30 deg. 12' East 132.36 feet to a point in a Creek lying on the southwesterly margin of the L & N Railroad right of way; thence with said right of way, South 62 deg. 56' East 369.34 feet to an iron thence continuing with said right of way, South 62 deg. 56' East 322.17 feet to an iron pin; thence with Humble Oil Co.'s northwesterly line, South 32 deg 42' West 202.65 feet to an iron in the northeasterly right of way of Interstate 24; thence with the margin of said Interstate Highway, North 58 deg. 46' West, 305.19 feet to an iron pin; thence continuing with said right of way, north 58 deg. 46' West 316.84 feet to state Highway monument; thence North 31 deg. 14' East 20 feet to the point of beginning.

Excluded Parcel 2 - That certain parcel of land lying in the Fifth,formerly the Sixth, Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Development Consultants, Inc., and dated June 9, 1973, as follows, to wit: To find the point of beginning, begin at a point in the center line of Cain Ridge Road where a concrete bridge crosses Collins Creek; thence North 71 deg. 33' 07" East, 67.00 feet to a point; thence South 65 deg. 51' 53" East, 57 feet to a point; thence South 48 deg. 06' 53" East, 51 feet to a point; thence South 19 deg. 36' 53" East 89.40 feet to a point; thence South 47 deg. 25' 08" East 59.41 feet to a point; thence North 35 deg. 23' 07" East,100.00 feet to a point in the southerly right of way of Interstate 24, said point being the point of beginning for the herein described parcel of land; thence South 54 deg. 02' 11" East, 685.05 feet to a point; thence South 50 deg. 56' West, 47.33 feet to a point; thence North 50 deg. 02' West 186.75 feet to a point; thence North 45 deg. 12' West 214.70 feet to a point; thence South 67 deg. 44' West, 127.97 feet to a point; thence North 69 deg.33'West, 100.00 feet to a point; thence North 34 deg. 33' 03" West 105.69 feet to a point; thence North 35 deg. 23' 07" East, 100.00 feet to the point of beginning and containing 1.17 acres, more or less.

Being the same property conveyed to Robert L. Scruggs and wife, Joyce W. Scruggs by Deed from Ruth S. Gaulden and husband, Charles F. Gaulden, of record in Book 7476, page 404, and by deed of Correction of record in Book 7727, page 957, Register's Office, Davidson County, Tennessee.

1. Taxes for 1989, a lien, but not yet due or payable.

2. Easement for the flow of any creeks or branches.

3. The land in question is bounded on the south by Interstate Highway I-24 and access to said Highway is limited as set out in Certified copy of the Decree of record in Book 2883, page 360, said Register's Office.

4. Easement for L. & N. Railroad Right-of-Way as shown on the Survey of William Collier - Parrish, Associates Engineers, dated November 5, 1965.

5. Lease Agreement between Ruth Gaulden and National Advertising Company, of record in Book 4375, page 148, Register's Office for Davidson County,Tennessee.