file box 2

Prepared by:
Gregory & Gregory, Attys.
Ste 420
50 Century Blvd
Nashville Tn 37214

QUITCLAIM DEED

BOOK 7954 PAGE 429

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerry Batson (NAME)	SAME (NAME)	Map 4
908 Fifth Avenue, E. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 157
Springfield, Tn. 37172 (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, Jeff Porter and wife, Barbara Porter, by these presents do hereby quitclaim and convey unto Jerry Batson, his successors and assigns, all his right, title and interest in and to the following described tract of land:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS FULLY AS IF COPIED VERBATIM.

BEING the same property conveyed to Jeff Porter and wife, Barbara Porter by deed of record in Book 7883, page 336, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 7622, page 352, said Register's Office.

71694

IDENTIFICATION REFERENCE

OCT 4 2 25 PM '89

DAVIDSON COUNTY, TN

2970 10/04 0101 03D-ECK 12.00

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 29th day of September, 19 89.

My commission expires: 3-25-91 (Affix Seal)

William B. Gregory
Notary Public

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

Witness our hands this 29th day of September, 19 89, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeff Porter
JEFF PORTER

Barbara Porter
BARBARA PORTER

NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, William B. Gregory, a Notary Public in and for said County and State, Jeff Porter and Barbara Porter

the within named bargainor, 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 Springfield TN this 29th day of September, 1989.

William B. Gregory Notary Public

Commission expires 3-25-91

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 _____

QUIT CLAIM 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

TRACT 7 - CONTAINING 5.29 ACRES

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050 page 317, in the Register's Office of Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said easterly boundary line, South 0 deg 44' 00" West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with said curve and the easterly boundary line of property owned by Donald Dickerson of record in Deed Book 7271, page 681, in said Register's Office, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, in said Register's Office, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 deg 33' 00" West 382.81 feet to the beginning of a curve concave to the Northwest and having a radius of 258.552 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 175.32 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 66 deg 24' 20" west 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 146.48 feet to an iron pin the POINT OF BEGINNING; thence, severing said Caldwell and Wade property with a turn-in curve to a cul-de-sac turn around curve concave to the Northwest and having a radius of 50.00 feet, southwesterly an arc distance of 36.14 feet to the beginning of said cul-de-sac turn around curve concave to the Northeast and having a radius of 50.00 feet; thence, continuing to sever said Caldwell and Wade property with said curve, southerly an arc distance of 150.07 feet to an iron pin; thence, continuing to sever said Caldwell and Wade property, South 11 deg 12' 20" East 582.43 feet to the center of a creek; thence, with said creek and the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, page 435, in said Register's Office, as follows: South 17 deg 27' 00" West 42.66 feet, South 72 deg. 32' 00" West 113.36 feet, South 58 deg 21' 00" West 197.31 feet; thence, leaving said creek with the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620, page 812, in said Register's Office. North 6 deg 56' 20" West 885.43 feet (passing through a witness iron pin on the bank of said creek at 50.00 feet) to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 77 deg 32' 40" East 194.85 feet to an iron pin, South 60 deg 39' 20" East 106.99 feet to the BEGINNING containing 5.29 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with WHites Creek Pike; thence, leaving said right-of-way with said westerly boundary line, South 0 deg 44' 00" West 780.29 feet to an iron pin at said Sloan's southwest corner; thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 633, in said Register's Office, as follows: North 89 deg 39' 40" West 13.24 feet, South 27 deg 33' 00" West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52

file box 2

feet; thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 deg 51' 20" to the point of tangency, South 66 deg 24' 20" West 110.59 feet to the beginning of a curve concave to the southeast and having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 deg 3' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 deg 24' 40 " to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 deg 24' 40" to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 deg 3' 40" to the point of tangency, North 66 deg 24' 20" East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 deg 51' 20" to the point of tangency, North 27 deg 33' 00" East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681, in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 deg 49' 00" to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, page 317, in said Register's Office, North 0 deg 44' 00" East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 deg 44' 00" East 50.70 feet to the BEGINNING.