QUITCLAIM DEED

FROM	FROM
Clarice F. Sanders, Surviving Spouse of Walter O. Sanders	Carl D. Shusky, Trustee
TO	TO
Carl D. Shusky, Trustee	Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust

THIS INSTRUMENT WAS PREPARED BY BILL HODDE, ATTORNEY, 305 RIVERGATE PARK OFFICE BLDG., 1994 GALLATIN RD. N., MADISON, TN 37115

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 Trust in Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, I, Clarice F. Sanders, Grantor, by these presents do hereby quitclaim and convey unto Carl D. Shusky, Trustee, the following described tract or parcel of land, to-wit:

A tract of land in the Second Civil district of Metropolitan, Nashville-Davidson County, Tennessee, being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated January 5, 1987, revised January 30, 1987, as follows:

BEGINNING at an iron pin set on the west right of way line of Knight Road in a fence and the common line of the herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, Page 145, R.O.D.C., Tennessee and proceeding as follows: Leaving Knight Road with the common line of Sanders and Mager S 80 deg. 49' 32" W 1200.99' to a planted stone by a fence corner at a northwest corner of Mager; thence with a fence S 18 deg 15' 42" E 970.63' to a fence corner; thence, N 84 deg. 58' 31" W 3175.64' to an iron pin set in the east line of H. E. Dowlen; thence, with the east line of Dowlen N 7 deg. 19' 59" E 289.12' to an iron pin set by a stake found; thence with the east lines of Robert D. Cassidy and Dixie A. Moore, N 6 deg 31' 06" E 835.51' to a 2" iron pin found at Moore's northerly most corner; thence, with the east line of Louise and Gregory Ray and Fred Johnson N 5 deg. 54' 27" E 2590.57'; thence, with the south line of William T. Lee, Jr., S 84 deg. 40' 08" E 823.00'; thence, N 1 deg. 45' 08" W 51.80' to a point on the south right of way line of Knight road; thence, eastwardly with the south right of way of Knight Road and a 502.55' radius curve to the left a distance of 282.74', said curve has a chord bearing and distance of S 72 deg. 12' 02" E 279.03'; thence, S 88 deg. 19' 06" E 108.60'; thence, with a 691.15' radius curve to the right a distance of 391.44', said curve has a chord bearing and distance of S 72 deg. 05' 36" E 386.23'; thence, S 55 deg. 52' 06" E 440.90 feet; thence with a 979.69 foot radius curve to the left a distance of 304.36 feet, said curve has a chord bearing and distance of S 64 deg. 46' 06" E 303.14 feet, thence S 73 deg. 40' 06" E 88.40 feet; thence, with a 930.09-foot radius curve to the right a distance of 303.83 feet, said curve has a chord bearing and distance of S 64 deg. 18' 36" E 302.48 feet; thence, S 54 deg. 57' 06" E 448.30 feet; thence, with a 929.92 foot radius curve to the right a distance of 445.06 feet to the northeast corner of a 5 acre tract

to be retained by Clarice F. Sanders, Surviving Spouse of Walter O. Sanders, said curve has a chord bearing and distance of S 41 deg. 14' 27" E 440.83 feet; thence leaving Knight Road with the north line of said 5-acre tract, S 86 deg. 41' 30" W 463.66 feet to the northwest corner; thence with the west line S 3 deg. 50' 43" W 401.36 feet to an iron pin set 2 feet south of a fence; thence, with the south line of the 5-acre tract, 2 feet south of and parallel to a fence, N 86 deg. 41' 30" E 610.26 feet to an iron pin set at the southeast corner of a 5-acre tract on the west right-of-way line of Knight Road; thence, with the west right-of-way line of Knight Road, S 12 deg. 29' 06" E 531.04 feet; thence, with a 1457.93-foot curve to the left a distance of 203.57 feet, said curve has a chord bearing and distance of S 16 deg. 29' 06" E 203.40 feet; thence, S 20 deg. 29' 06" E 210.90 feet; thence, with a 2839.67 foot radius curve to the right a distance of 208.99 feet, said curve has a chord bearing and distance of S 18 deg. 22' 36" E 208.94 feet; thence, S 16 deg. 16' 06" E 3.94 feet to the point of beginning, and containing 260.733 acres, more or less.

Being the same property conveyed by Owen F. Sanders, Trustee, by Trustee's Deed (of foreclosure) to Clarice Sanders, Surviving Spouse of Walter O. Sanders (who died October 12, 1989) of record in Deed Book 8207, Page 12, R.O.D.C.

This is unimproved property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record and/or which otherwise may affect the premises.

And now, I, the said Carl D. Shusky, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set, do hereby quitclaim and convey unto Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, 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 our hands on this the 28th day of December, 1990.

Clarice F. Sanders
CLARICE F. SANDERS, GRANTOR

Carl D. Shusky
CARL D. SHUSKY, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doris A. Brumit, a Notary Public in and for said County and State, the within named Clarice F. Sanders, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 28th day of December, 1990.

Doris A. Brumit
Notary Public
Commission Expires: 7-23-94

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doris A. Brum, T, a Notary Public in and for said County and State, the within named Carl D. Shusky, Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 28th day of December, 1990.

Doris A. Brum T
Notary Public
Commission Expires: 7-23-94

Address New Owner(s) as follows:

OWEN SANDERS & ELIZABETH ANN WAGGONER
(Name)
% Clarice F. Sanders
3666 Knight Road
(Street Address or Route Number)
Whites Creek, Tennessee 37189
(City) (State) (P.O. Zip)

Send Tax Bills to:

(same)
(Name)

(Street Address)

(City) (State) (P.O. Zip)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

Carl D. Shusky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 1990.

Doris A. Brum T
Notary Public

My Commission Expires: 7-23-94

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IDENTIF. TREFERENCE

DEC 31 3 11 PM '90
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

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