THIS INSTRUMENT PREPARED BY:
John M. Cannon
KITCH, DEAS, KLEIN & CANNON
116 North Main Street
Goodlettsville, TN 37072

Based on information provided by the parties.

FEB 7 4 PM '92

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
David Lee Rose	Same	Map 32
P. O. Box 184		Parcel 137
Portland, TN 37148		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 9 day of Jan, 1992.

Claudia Jo Sutherland Rose
AFFIANT

Jennifer Taylor
NOTARY PUBLIC

My Commission Expires: 1/23/94.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CLAUDIA JO SUTHERLAND ROSE, "Grantor," by these presents, do hereby quitclaim and convey unto DAVID LEE ROSE, "Grantee," his heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

BEGINNING at an iron pin set on the westerly right-of-way line of Campbell Road at a point that is 7,200 feet, more or less, southerly from Brick Church Pike and thence; southerly with a 968.22 feet radius curve, concave westerly 122.71 feet to an iron pin set thence; southerly with a 1,914.03 feet radius curve, concave westerly 140.03 feet to an iron pin set thence S 32 degrees 02 minutes 30 seconds E 1,284.50 feet to an iron pin set in line with a fence thence; with a fence tree row and paint line N 86 degrees 57 minutes 35 seconds W 399.15 feet to an iron pin at an angle in a fence line thence; with a fence tree row and paint line S 41 degrees 33 minutes 44 seconds W 250.01 feet to an iron pin set thence; with a severance line N 29 degrees 19 minutes 22 seconds W 356.48 feet to an iron pin set thence; N 53 degrees 50 minutes 10 seconds W 302.40 feet to an iron pin set thence; N 49 degrees 36 minutes 10 seconds E 116.86 feet to an iron pin set by a fence post thence; with a fence N 56 degrees

19 minutes 20 seconds W 112.35 feet to an iron pin set thence; with a fence N 41 degrees 42 minutes 43 seconds W 152.93 feet to an iron pin set thence; with a fence N 38 degrees 08 minutes 08 seconds W 69.54 feet to an iron pin set thence; with a fence N 24 degrees 47 minutes 18 seconds W 40.62 feet to an iron pin set thence; with a fence N 19 degrees 44 minutes 52 seconds W 80.80 feet to an iron pin set thence; with a fence N 23 degrees 04 minutes 36 seconds W 63.34 feet to an iron pin set thence; with a fence N 71 degrees 14 minutes 28 seconds E 144.01 feet to an iron pin set thence; with an old fence line N 4 degrees 16 minutes 12 seconds E 391.85 feet to an iron pin set by a gate post thence; with an old fence line N 70 degrees 23 minutes 39 seconds E 248.77 feet to the point of beginning and containing 17.77 acres as per survey by Ragan-Smith-Murphy & Associates, Inc., dated February 27, 1980.

BEING the same property conveyed to DAVID L. ROSE and wife, CLAUDIA SUTHERLAND ROSE, by deed from LEWIS D. REEVES and wife, ELIZABETH M. REEVES, of record in Book 7350, page 18, Register's Office for Davidson County, Tennessee.

This conveyance is, however, subject to a 50 foot easement of right-of-way as follows:

BEGINNING at an iron pin in the southwesterly margin of Campbell Road at the southeasterly corner of the property herein conveyed and thence with the southerly boundary of the property herein conveyed N 86 degrees 57 minutes 35 seconds W, 399.15 feet to an iron pin; thence S 41 degrees 33 minutes 44 seconds W, 250.01 feet to an iron pin; thence N 29 degrees 19 minutes 22 seconds W, 50 feet to a point; thence N 41 degrees 33 minutes 44 seconds E, 250.01 feet; thence S 86 degrees 57 minutes 35 seconds E, 399.15 feet to the southwesterly margin of Campbell Road; thence with said margin S 32 degrees 02 minutes 30 seconds E, 50 feet to the point of beginning.

Together with the free and undisturbed use forever of said easement or right-of-way without any right in the grantees their heirs or assigns to obstruct or block the same in any manner, whatsoever.

This conveyance is also subject to a perpetual overhang easement for communication and power lines extending from Campbell Road to the Sutherland property with the right of Sutherlands, their heirs, assigns, and agents to go upon the land to maintain such lines and their support.

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

This is unimproved property located on Campbell Road, Goodlettsville, Tennessee.

WITNESS my hand this 9th day of January, 1992.

Claudia Jo Sutherland Rose
CLAUDIA JO SUTHERLAND ROSE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, CLAUDIA JO SUTHERLAND ROSE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of Jan, 1992.

Jennifer Studer
NOTARY PUBLIC

My Commission Expires: 1/23/94

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