This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9459 PAGE 39

ADDRESS NEW OWNER:
Jeff Richfield and Jodi Richfield
6445 Old Clarksville Pike
Joelton, Tennessee 37080

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Avenue, P.O. Box 7137
Pasadena, CA 91109-7137

MAP AND PARCEL:
MAP 21
PARCEL P/O 279
P/O 236
14D-06873

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 fee simple estate in Jeff Richfield and wife, Jodi Richfield, as tenants by the entirety and dissolve the fee simple estate in Jeff Richfield,

I, Jeff Richfield, married hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT 'A'

Being the same property conveyed to Jeff Richfield, by deed from Gary W. Wilson and wife, Karen W. Wilson of record in Book 9339, Page 988, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Countrywide funding Corporation of record in Book 9339, Page 991, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 6445 Old Clarksville Pike, Joelton, TN 37080

THIS conveyance subject to such easements, setback lines and restrictive covenants * of record in said Register's Office.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Jeff Richfield and wife, Jodi Richfield, their heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of September, 1994.

Jeff Richfield

Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeff Richfield, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 6th day of September, 1994.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 6th day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

88851
IDENTIFICATION REFERENCE

94 SEP -8 AM 8:50

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

BEING a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S.T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee; said pin also being the northeast corner of the herein described tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec. W, 98.94 feet to an iron pin set; thence S 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steve Schmidt, et ux of record in Book 6811, Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E, 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min. 36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson, et ux of record in Book 5166, Page 378, said Register's Office, S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.08 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

Being the same property conveyed to the Jeff Richfield by deed from Gary W. Wilson and wife, Karen W. Wilson of record in Book 9339, Page 988, Register's Office for Davidson County, Tennessee.

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