THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Billy Ray Woodard 5815 Lickton Pike Goodlettsville, TN 37072	Same	Map 24 Parcel P/O 4.00

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, a widow hereinafter referred to as the "GRANTOR", and BILLY RAY WOODARD, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, the GRANTOR, has this day bargained, sold and quitclaimed unto BILLY RAY WOODARD, the GRANTEE, his heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee described according to a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465 as follows:

Beginning at an iron pin marking the most easterly corner of this tract and the most southerly corner of the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, south 12° 07 minutes 18 seconds west 407.85' to an iron pin, a corner to the property conveyed to Robert K. Norman of Record and Deed Book 7551 Page 529, Register's Office Davidson County, Tennessee; thence, with the line of Norman north 86° 24 minutes 25 seconds west 214.51' to an iron pin, a corner to the property conveyed to William H. Jones Jr. of Record and Deed Book 826 Page 91, Register's Office for Davidson County, Tennessee; thence, with the line of Jones north 86° 24 minutes 25 seconds west 233.99' to an iron pin, a corner to the property conveyed to Nathan Wall of Record and Deed Book 7827 Page 433, Register's Office for Davidson County, Tennessee; thence, with the line of Wall north 87° 19 minutes 14 seconds west 232.26' to an iron pin, a corner to the property conveyed to Dennis Roberson of Record and Deed Book 6805 Page 541, Register's Office for Davidson County, Tennessee; thence, with the line of Roberson north 82° 33 minutes 49 seconds west 250.06' to an iron pin; thence, north 21° 50 minutes 39 seconds east 140.97' to an iron pin; thence, south 80° 57 minutes 47 seconds west 111.87' to an iron pin at a 20" maple tree, a corner to the property conveyed to Donald L. Black of Record and Deed Book 4049 Page 665, Register's Office for Davidson County, Tennessee; thence, with the line of Black north 25° 26 minutes 15 seconds west 273.38' to an iron pin at a dead gum tree; thence, south 84° 57 minutes 43 seconds west 164.11' to a 60" beech tree; thence, north 00° 22 minutes 47 seconds east 495.78' to an iron pin; thence, south 62° 18 minutes 14 seconds east 198.32' to an iron pin; thence, south 90° 00 minutes 00 seconds east 100.00' to an iron pin; thence, north 05° 42 minutes 48 seconds east and crossing a private drive or roadway 65.00' to an iron pin; thence, south 87° 24 minutes 43 seconds east 91.94' to an iron pin; thence, north 05° 42 minutes 48 seconds east 457.96' to an iron pin; thence, south 83° 59 minutes 34 seconds east 451.76' to an iron pin, a corner to the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, with the line of Wilburn south 26° 41 minutes 18 seconds west 471.17' to an iron pin in the center of a private drive or private roadway, marking the most westerly corner of the property of Robert Wilburn; thence, with the line of Wilburn south 57° 18 minutes 49 seconds east 822.05' to the point of beginning and containing 22.567, acres more or less.

Being a part of the same property being conveyed to Milton J. Woodard and wife Ozell B. Woodard by deed of record in Book 3221 page 091, Register's Office for Davidson County, Tennessee. The said Milton J. Woodard a/k/a Milton Jefferson Woodard, II died intestate on October 28, 1978, at which time ownership and title to the said property became vested in his widow Ozell B. Woodard a/k/a Ozell Bunt Woodard.

The foregoing description was prepared from a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465.

This conveyance is made subject to a permanent, perpetual easement, by prescription for all property owners adjoining a present existing roadway extending from Lickton Pike to the property of Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee, said road having been used by the owners of all properties adjoining the said road as a means of ingress and egress to their respective properties for more than 100 years.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 7th day of September, 1994.

Ozell B. Woodard
OZELL B. WOODARD a/k/a OZELL BUNT WOODARD

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO THE PROPERTY. THE PREPARER, HOMER R. AYERS, ASSUMES NO LIABILITY FOR ANY TAXES, LIENS, ENCUMBRANCES, OR OTHER MATTERS AFFECTING THE TITLE TO THE PROPERTY.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OZELL B. WOODARD a/k/a OZELL BUNT WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 7th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this the 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

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IDENTIF. A REFERENCE
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