This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

mail

Frontier Acres, Ltd., a
Tennessee Limited Partnership

TO:

Leonard Melton and John W.
John W. Melton
108 S. Main St.
Ashland City, Tennessee 37015

Map 86, Parcel 108 (parts)
Map 83, Parcel 35 (part)
Map 84, Parcel 3.09 (part)
Map 86, Parcel 131
Map 84, Parcel 43
Map 86, Parcel 70
Map 93, Parcel 64
Map 86, Parcel 148 (part)
Map 86, Parcel ___
Map 17, Parcels 63.11 & 63.21

SEND TAX BILLS TO: SAME

QUITCLAIM

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, FRONTIER ACRES, LTD., a Tennessee Limited Partnership, Grantor herein; does hereby quitclaim and convey unto Leonard Melton and John W. Melton, Grantees herein, their heirs and assigns, all of its right, title and interest in and to the following described property:

BEING nine parcels of land in the 12th Civil District of Cheatham County, Tennessee, in what is generally known as Frontier Acres described as follows:

BEING Tract No. 40 of Frontier Acres as it appears on a March 23rd, 1985, survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee, 37221, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin in Lester Moffatt's westerly line and being 25 feet from the center of Sams Creek Road; thence with Lester Moffatt's westerly line N 5 degrees 58 minutes 00 seconds E 450.00 feet to an iron pin; thence with Frontier Acres N 74 degrees 47 minutes 07 seconds W 753.97 feet to an iron pin and S 13 degrees 56 minutes 23 seconds W 250.00 feet to an iron pin in the northerly margin of Sams Creek Road; thence with the northerly margin of Sams Creek Road, S 58 degrees 21 minutes 39 seconds E 58.25 feet to an iron pin along a curve (Delta = 25 degrees 38 minutes 16 seconds, R = 325 feet, L = 145.43) to an iron pin S 84 degrees 58 minutes 46 seconds E 157.16 feet to an iron pin along a curve (Delta = 42 degrees 05 minutes 23 seconds, R = 300 feet, L = 220.38) to an iron pin S 42 degrees 53 minutes 23 seconds E 299.78 feet to the beginning, containing 5.16 acres, more or less.

BEING Tract Nos. 148 and 150 as they appear on the plat of record in Plat Book 7 at page 50, Cabinet 2, File 353-B in the Register's Office of Cheatham County, Tennessee; Tract No. 66 as it appears on the plat of record in Plat Book 4 at page 28, Cabinet 2, File 320-B in the said Register's Office; Tract No. 77 as it appears on the plat of record in Plat File A-25, Map 7, Cabinet 1, File 90-A in the said Register's Office; Tract Nos. 27 and 30 as they appear on the plat of record in Plat File A-21, Map 7, Cabinet 1, File 269-B in the said Register's Office; Tract No. 563 as it appears on the plat of record in Plat Book 7 at page 45, Cabinet 2, File 351-A in the said Register's Office and Tract No. 21 as it appears on the plat of record in Plat File A-21, Map 8, Cabinet 1, File 76 A in the said Register's Office, to all of which plats reference is here expressly made for more complete descriptions.

Tract No 77 being a part of the same land conveyed to Grantor by deed of record in Book 241 at page 7 in the said Register's Office and the remaining tracts being a part of the same land conveyed to Grantor by deed of record in Book 232 at page 48 in the said Register's Office.

Together with all easements for ingress, egress and public utilities appearing on said plats.

BEING in the 5th Civil District of Cheatham County, Tennessee, AND BEING Lot No. 11 of Deer Brooke Subdivision as it appears on the plan of said subdivision of record in Plat Book 3 at page 26, Cabinet 1, File 298-A, in the Register's Office of Cheatham County, Tennessee, to which record reference is here expressly made.

BEING the same land conveyed to Grantor by deed of record in Book 302 at page 51 in the said Register's Office.

BEING in the ____ Civil District of Davidson County, Tennessee, AND BEING Tract No. 41 of Frontier Acres as it appears on a March 23rd, 1985, survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee, 37221, and being more particularly described according to said survey as follows:

BEGINNING at a concrete nail set in a headwall in the easterly margin of the right of way for Pond Creek Road, in a south line of the larger tract from which this tract was derived; thence with said margin in a northerly direction around a curve to the left with delta of 34 degrees 07 minutes 56 seconds, radius of 725.00 feet, chord bearing of north 12 degrees 01 minutes 19 seconds east, chord of 425.54 feet and length of 431.90 feet for a distance of 431.90 feet to an iron pin set in the line of the tract from which this tract was derived; thence leaving said margin and with said line north 73 degrees 03 minutes 16 seconds east 211.78 feet to an iron pin found; thence with an east line of the tract from which the subject tract was derived south 07 degrees 02 minutes 00 seconds west 508.23 feet to an iron pin found; thence with a southerly line of the tract from which this tract was derived north 83 degrees 24 minutes 13 seconds west 230.52 feet to the beginning, and containing 2.04 acres, more or less, according to said survey.

AND BEING a part of the same land conveyed to Grantor by deed of record in Book 6405 at page 499 in the Register's Office of Davidson County, Tennessee.

This property is conveyed subject to any restrictions or encumbrances which may affect the premises.

IN WITNESS WHEREOF, Frontier Acres, Ltd., has caused this instrument to be executed by its duly authorized officer, this the 1st day of December, 1994.

FRONTIER ACRES, LTD., a
Tennessee limited partnership

BY: Leonard Melton
LEONARD MELTON, a general partner

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, LEONARD MELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Frontier Acres, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as a general partner. WITNESS my hand, at office this the 1st day of December, 1994.

My Commission Expires: 11-2-98

Marzee Skelton
NOTARY PUBLIC

MARZEE SKELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF CHEATHAM

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

Leonard Melton
Grantee

SWORN to and subscribed before me
this the 1st day of December 1994.

MARZEE SKELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
1-13 1995
...ng instrument
...ce. in Book No. 363 Page No. 333
...d the, they were received 1-13 1995
at 12:30 O'clock P M. and entered in Note
Book 0 Page 344 Receipt No 16031
Dar Dowdle Register

01/23 0101 03CHECK 12.00

95 JAN 23 AM 10:10
REGISTER

27145
IDENTIFICATION REFERENCE