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

Frontier Acres, Ltd., a Tennessee limited partnership

TO:

John R. Radford and wife,
Sandra Louise Radford
203 Bypass Road
Ashland City, TN 37015

Map 86, Parcel 8.01
Map 84, Parcel 3 (parts)

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) and as a partial distribution of property in kind pursuant to dissolution of the partnership, 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 John R. Radford and wife, Sandra Louise Radford, Grantees herein, their heirs and assigns, all Grantor's right, title and interest in and to the following described property:

LAND situated in the ____ Civil District of Davidson County, Tennessee, and in the 12th Civil District of Cheatham County, Tennessee.

BEING Tract No. 71 on an October 27th, 1985, survey by Winston Gaffron, Jr., 8386 Greenvale Drive, Nashville, Tennessee, 37221, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin set in the center of Old Pond Creek Road which runs generally from Pond Creek Road to Old Charlotte Pike, said point being south 86 deg. 41' 59" east 239.94 feet from a P K nail in the center of Pond Creek Road at the northwest corner of Tract No. 44 on said survey and north 01 deg. 55' 52" west 127.24 feet from an iron pin; thence with the center of said Old Pond Creek Road and the common line of said Tract No. 44, to points the following calls and distances: south 24 deg 07' 22" east 16.70 feet, south 13 deg. 21' 33" east 184.67 feet, south 07 deg 39' 49" east 146.48 feet, south 07 deg. 17' 11" west 252.81 feet, south 10 deg. 12' 27" east 140.48 feet, south 43 deg. 58' 55" east 118.25 feet, south 61 deg. 33' 26" east 209.58 feet, and south 70 deg. 26' 25" east 168.15 feet to an iron pin in Claud Barnes line; thence leaving said road and with Claud Barnes and then Dickson Northcutt, north 03 deg. 50' 02" east 1205.19 feet to an iron pin; thence north 84 deg. 15'

west 579.99 feet to an iron post; thence south 01 deg. 55' 52" east 290.46 feet to the point of beginning, and containing 12.91 acres, more or less, according to said survey.

AND BEING a part of the same land conveyed to Grantor by deeds of record in Book 6405 at page 499 in the Register's Office of Davidson County, Tennessee, and in Book 232 at page 48 in the Register's Office of Cheatham County, Tennessee.

This CONVEYANCE is subject to the right of others to use Old Pond Creek Road.

LAND in the 12th Civil District of Cheatham County, Tennessee.

BEING ten parcels of land located in what is generally known as Frontier Acres and being more particularly described as follows:

Being Tract Nos. 553, 554, 555, 556, 557, 560 and 561 as they appear on the plat of record in Plat Book 7 at page 49, Cabinet 2, File 353-A in the Register's Office of Cheatham County, Tennessee; and Tract Nos. 547, 548 and 551 as they appear on the plat of record in Plat Book 7 at page 47, Cabinet 2, File 352-A, in the said Register's Office, to both of which plats reference is here expressly made for a more complete description.

AND BEING part of the same land conveyed to Grantor by deed of record in Book 232 at page 48 in the said Register's Office.

Tract No. 560 as described hereinabove is subject to an easement for ingress, egress, and public utilities over the fifty feet wide strip of land which bounds Tract Nos. 559, 561, 553, 554, 555, 557, 558 and 559 which easement is for the benefit of all of said tracts.

This conveyance is subject to any easements, 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 .

John R. Radford
Grantee

4102 01/23 0101 03CHECK 12.00

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

Marzee Skelton
NOTARY PUBLIC

My Commission Expires: 11-2-98

MARZEE SKELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
1-13 19 95
All rights ... this instrument ...
Fee, in Book No. 363 Pge. No. 346
Time they were received 1-13 1995
at 12:30 O'clock P M. and entered in Note
Book D Page 344 Receipt No 16039
Register

27146
IDENTIFICATION REFERENCE
95 JAN 23 AM 10:10
REGISTER
DAVIDSON COUNTY, TN