BOOK 957 PG 79

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 K. Nicely
108 South Main St.
Ashland City, TN 37015

Map 84, Parcel 3 (parts)
Map 84, Parcel 3.10 (part)
Map 86, Parcel 148 (part)
Map 86, Parcel 101
Map 86, Parcel 92
Map 86, Parcel 111
Map 86, Parcel 148
Map 86, Parcel 113
Map 86, Parcel 77
Map 86, Parcel 130
Map 86, Parcel 88
Map 86, Parcel 108 (part)
(Map __, Parcel __, Davidson-assessed in Cheatham Co.)

SEND TAX BILLS TO: SAME

95 JAN 23 AM 8:11

IDENTIFICATION REFERENCE 27148

QUITCLAIM DEED 4104 01/23 0101 03CHECK 12.00

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 K. Nicely, Grantee herein, his heirs and assigns, all Grantor's right, title and interest in and to the following described property:

> LAND situated in the 12th Civil District of Cheatham County, Tennessee, except for Tract No. 42 which is in the ____ Civil District of Davidson County, Tennessee. BEING seventeen numbered parcels of land located in what is generally known as Frontier Acres and being more particularly described as follows:
>
> BEING Tract Nos. 536 and 537 as they appear on the plat of record in Plat Book 7 at page 48, Cabinet 2, File 352B in the Register's Office of Cheatham County, Tennessee; Tract Nos. 534 and 531 as they appear on the plat of record in Plat Book 7 at page 51, Cabinet 2, File 354A in the said Register's Office; Tract Nos. 519, 507, 501, 500, 523 and 513 as they appear in the plat of record in Plat Book 7 at page 45, Cabinet 2, File 351A in the said Register's Office; Tract Nos. 230 and 206 as they appear on the plat of record in Plat File A-25, Map 3, Cabinet 1, File 279B in the said Register's Office; Tract Nos. 221 and 217 as they appear on the plat of record in Plat File A-25, Map 2, Cabinet 1, File 105B, in the said Register's Office; Tract No. 255 as it appears of record in Plat Book 3 at page 44, Cabinet 1, File 118B in the said Register's Office; Tract Nos. 45 and 65 as they appear of record in Plat Book 4 at page 28, Cabinet 2, File 320B in the said Register's Office, to all of which plats reference is here expressly made for complete descriptions.

BEING Lot No. 42 on the unrecorded plan of Frontier Acres being more particularly described as follows:

BEGINNING at an iron pin set in the northerly margin of the right of way for Gourley Road at the Cheatham-Davidson County line and in the northwesterly margin of a fifty feet wide easement for ingress, egress and public utilities for the benefit of lands lying north and northwest of the subject tract owned by grantor and its successors and assigns; thence with said county line and margin of said easement north 43 degrees 16 minutes 45 seconds east 632.52 feet to an iron pin; thence leaving said county line and crossing said easement south 09 degrees 53 minutes 16 seconds west 496.54 feet to an iron pin in said margin of the right of way for Gourley Road; thence with said margin around a curve to the left with delta of 11 degrees 49 minutes 16 seconds, radius of 964.06 feet, chord of 198.58 feet for a distance of 198.90 feet to an iron pin; thence north 88 degrees 38 minutes 53 seconds west 151.44 feet to the beginning, and containing 1.93 acres, more or less, according to a survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee, 37221, which survey is the source of this description.

Tract Nos. 536, 534, 537, 519, 230, 221, 255, 507, 45, 501, 206, 65, 500, 217, and 513 being a part of the same land conveyed to Grantor by deed of record in Book 232 at page 48 in the Register's Office of Cheatham County, Tennessee.

Tract No. 531 being a part of the same land conveyed to Grantor by deed of record in Book 261 at page 809 in the Register's Office of Cheatham County, Tennessee.

Tract No. 42 being a part of the same land conveyed to Grantor by deed of record in Book 6705, page 499, in the Register's Office of Davidson County, Tennessee.

Tract No. 42 as described hereinabove is subject to a fifty feet wide easement for ingress, egress and pbulic utilities for the benefit of grantor's, its successors' and assigns' lands lying north and northwest of said tract which easement runs from Gourley Road and which lies between parallel lines, the northwesternmost of which is the northwest boundary of said tract.

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

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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 Shelton
NOTARY PUBLIC




STATE OF TENNESSEE

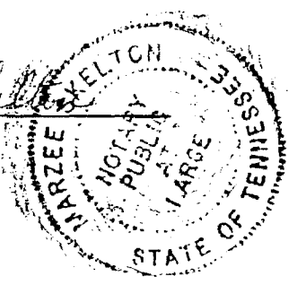
COUNTY OF CHEATHAM

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

John K. Melton
Grantee

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

My Commission Expires: 11-2-98 Marzee Shelton
NOTARY PUBLIC




STATE OF TENNESSEE
1-13 1995
ing instrument
ce, in Book No. 363 Page No. 356
they were received 1-13 1995
at 12:30 O'clock P M. and entered in Note
Book D Page 344 Receipt No 16043
Register