BOOK 9653 PG 475

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:

Marjorie C. Encke
2159 old Natchez Trace
Franklin, TN 37064

Map 86, Parcel 8.01

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 Marjorie C. Encke, Grantee herein, her heirs and assigns, all of her right, title and interest in and to the following described property:

LAND in the 9th Civil District of Cheatham County and the ____ C.D. of Davidson County, Tennessee, BEING Tract No. 44 on an October 27th, 1985, survey by Winston Gaffron, Jr., R.L.S., 1070, 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 centerline of Old Pond Creek Road, said point being north 01 deg. 55' 52" west 127.24 feet from an iron pin and south 86 deg. 41' 59" east 239.94 feet from a PK nail in the center of Pond Creek Road, said point being a corner to Tract No. 71 on said survey; thence with the centerline of Old Pond Creek Road and the common line of Tract No. 71 to points as follows: 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 set; thence with Claud Barnes south 03 deg. 50' 02" west 590.61 feet to a point in a creek in Walter White's line; thence with White south 89 deg. 54' 33" west 682.06 feet to a twelve-inch beech tree; thence with White, Roy Lee Close and Charles Hall south 02 deg. 00' 12" west 1182.35 feet to an iron pin in the north line of Tract No. 43 on said survey; thence with said line north 84 deg. 75' 45" west 198.42 feet to a PK nail at or near the right of way for Pond Creek Road; thence north 04 deg. 24' 33" east 1218.17 feet to an iron pin in David McGill's east line; thence north 84 deg. 25' 27" west 33.00 feet to an iron pin; thence north 05 deg. 29' 13" east 1265.43 feet to a PK nail in the centerline of Pond Creek Road; thence with the centerline of said road north 23 deg. 14' 13" east 143.34 feet to a PK nail in the

centerline of said road; thence leaving said road south 86 deg. 41' 59" east 239.94 feet to an iron pin; thence north 01 deg. 55' 52" west 127.24 feet to the point of beginning and containing 24.47 acres, more or less, according to said survey.

BEING a part of the same land conveyed to Grantor by deeds of record in Book 232 at page 48, Register's Office of Cheatham County, Tennessee, and at Book 6405, page 499, Register's Office for 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 17th day of April, 1995.

4-21 95
366 752
4-21 95
8:30 Clerk A M and
P 42 Receipt No 18341
Pat Dowdell Fee

FRONTIER ACRES, LTD., a
Tennessee limited partnership

BY: Leonard Melton GP
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 17th day of April, 1995.

My Commission Expires: 11-2-98

Wayne Shelton
NOTARY PUBLIC

NOTARY PUBLIC WAYNE SHELTON LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

MAIL ENV

Margaret C. Empie
Grantee

SWORN to and subscribed before me
this the 18th day of April, 1995.

Wayne Shelton
NOTARY PUBLIC

My Commission Expires: 11-2-98

NOTARY PUBLIC WAYNE SHELTON LARGE STATE OF TENNESSEE

95 APR 25 AM 9:30 REGISTER

410.00 4/25 0101 CHECK 8-00

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