QUITCLAIM DEED BOOK 9708PG 79

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Harold L. Kieffer, a single person, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

Land situated in the 31st Councilmanic District of Davidson County, Tennessee as evidenced in Deed Book 5833, Page 274, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated May 13, 1995 by Robert J. Morris, R.L.S. No. 748 as follows:

BEGINNING at an iron pin set at the base of an 8 inch diameter Hackberry Tree and in the right of way of Cane Ridge Road and at the northwest corner of the Harold L. Kieffer 19.2 acre tract and at the southwest corner of the James R. Kieffer 33.53 acre tract, said P.O.B. lies 3762 feet south of Old Franklin Road;
THENCE running with the south line of James R. Kieffer, North 81 degrees 33 minutes and 00 seconds East for a distance of 1613.87 feet to an iron pin set at an old fence;
THENCE leaving James R. Kieffer south line and running with the line of I-24 limited South 03 degrees 30 minutes 00 seconds West for a distance of 616.80 feet and running with said fence to an existing iron pin at the fence corner;
THENCE running with the north line Alexander North 87 degrees 04 minutes 47 seconds West for a distance of 842.27 feet to an iron pin set at a fence corner, the common corner of Alexander, Baldwin, and Kieffer;
THENCE with the line of Baldwin South 45 degrees 31 minutes 57 seconds West for a distance of 534.82 feet to an iron pin set in the east right of way of Cane Ridge Road;
THENCE North 24 degrees 13 minutes 51 seconds West for a distance of 32.15 feet to an iron pin set in said right of way and the beginning of a curve;
THENCE along a curve to the left having a radius of 673.68 feet and arc length of 173.07 feet, being subtended by a chord of North 31 degrees 35 minutes 26 seconds West for a distance of 172.60 feet to an iron pin set in said right of way;
THENCE North 38 degrees 57 minutes 01 seconds West for a distance of 174.73 feet to an iron pin set in said right of way and the beginning of a curve;
THENCE along a curve to the right having a radius of 461.00 feet and an arc length of 248.59 feet, being subtended by a chord of North 23 degrees 30 minutes 08 seconds West for a distance of 245.59 feet to an iron pin set in said right of way;
THENCE North 08 degrees 03 minutes 15 seconds West for a distance of 174.51 feet to the point of beginning.
Together with and subject to covenants, easments, and restrictions of record. Said property contains 19.268 acres more or less.

INCLUDED IN THE FOREGOING LEGAL DESCRIPTION OF PROPERTY BUT EXPRESSLY EXCLUDED AND RETAINED BY THE GRANTOR FOR PURPOSES OF THE WITHIN DESCRIBED CONVEYANCE OF REAL PROPERTY IS A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land situated in the 31st Councilmanic District of Davidson County, Tennessee and being a portion of the Harold L. Kieffer, Sr. 19.2 acre tract as evidenced in Deed Book 5833, page 274 and being more particularly described accoding to a survey dated May 13, 1995 by Robert J. Morris, R.L.S. No. 748 as follows;
BEGINNING at an iron pin set at the base of an 8 inch diameter Hackberry Tree and in the right of way of Cane Ridge Road and in the northwest corner of Harold L. Kieffer, Sr. 19.2 acre tract and the southwest corner of the James R. Kieffer 33.53 acre tract, said P.O.B. lies 3762 feet south of Old Franklin Road;

THENCE North 81 degrees 33 minutes 00 seconds East for a distance of 685.29 feet and running with the line of James R. Kieffer to an iron pin set;
THENCE South 02 degrees 00 minutes 17 seconds East for a distance of 239.50 feet to an iron pin set;
THENCE South 65 degrees 17 minutes 56 seconds West for a distance of 620.62 feet to an iron pin set in the east right of way of Cane Ridge Road;
THENCE along a curve to the right having a radius of 461.00 feet and an arc length of 248.59 feet, being subtended by a chord of North 23 degrees 30 minutes 08 seconds West for a distance of 245.59 feet to an iron pin set on the easterly right of way of Cane Ridge Road;
THENCE North 08 degrees 03 minutes 15 seconds West for a distance of 174.51 feet with an east right of way of Cane Ridge Road to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 5.006 acres more or less.

Being part of the same property conveyed to Harold L. Kieffer, Sr. and wife, Evelyn C. Kieffer by Warranty Deed from Harold L. Kieffer, Jr. and wife, Sandra Kay Kieffer, of record in Book 5833, page 274, Register's Office for Davidson County, Tennessee.

The said Evelyn C. Kieffer having since deceased.

The foregoing property is subject to easements described in Book 4424, page 565 and Book 5078, page 742, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Harold L. Kieffer, Jr. the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of June, 1995.

Harold L. Kieffer Jr.,
HAROLD L. KIEFFER, SR.

Mark A. Ellmore Trustee
MARK A. ELLMORE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold L. Kieffer, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of June, 1995.

1-20-99
My commission expires:

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 13th day of June, 1995.

11-20-96
My commission expires:

Tammy Sheen Williams
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ —0—, which is paid for the property herein conveyed.

Mark A. Ellmore
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK A. ELLMORE JR., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 13th day of June, 1995.

11-20-96
My commission expires:

Tammy Sheen Williams
Notary Public

ADDRESS OF NEW OWNERS
Harold L. Kieffer, Jr.
c/o Harold L. Kieffer, Sr.
5738 Cane Ridge Road
Antioch, TN 37013

SEND TAX BILLS TO
SAME

MAP/PARCEL
Part of 174
P/O 35

This Instrument Prepared By: Mark A. Ellmore, Jr., Attorney, 388 Harding Place, Suite C, Nashville, Tennessee 37211

00720 12
IDENTIF. & REFERENCE

95 JUN 21 AM 9:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3409 06/21 0101 03CHECK 12.00