THIS INSTRUMENT WAS PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

Box 35 (1)

File No: 00277021

QUITCLAIM DEED

BOOK 9897 PG 136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Higgins	Same	Map 154-00
[NAME]	[NAME]	
8641 Griffith Road		Parcel 32
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221		Parcel 281
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, William R. Hutchins, III, unmarried

by these presents do hereby quitclaim and convey unto Michael S. Higgins, and wife, Jennifer Pietenpol successors and assigns, all his right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This Quitclaim Deed is given to eliminate the Rights of First Refusal as Contained in an instrument of record in Book 8736, page 285, Register's Office for Davidson County, Tennessee.

0134640
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

114 12/22 0101 03CHECK 16.00

STATE OF Tennessee }
COUNTY OF Davidson } The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 14TH day of DECEMBER, 19 95.

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

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

Witness his hand(s) this 14TH day of DECEMBER, 19 95, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

William R. Hutchins, III

William R. Hutchins, III

STATE OF Tennessee
COUNTY OF Davidson

BOOK 9897 PG 137

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State William R. Hutchins, III, unmarried

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 14TH day of DECEMBER, 19 95.

Linda V. Jones
Notary Public

Commission expires 11/10/97

QUITCLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones road
Nashville, Tenn. 37215
Phone 298-2627

277021

EXHIBIT "A"

TRACT I

Being a tract of land shown on property map 154, Assessor's Office, Lot 4 of the Poplar Creek and Highland Subdivision, bounded in general by Griffith Road on the west; Lot 2 of the Poplar Creek Highland Subdivision on the north; Rachel Riner, a 0.42 acre tract, and J.T. Stibor on the east; and a 5.04 acre tract on the south, more particularly described as follows:

Beginning at an iron pin in the east margin of Griffith Road, said pin being located in the south line of Lot 2 of the Poplar Creek Highland Subdivision (Parcel 133); thence leaving said margin and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 269.75 feet to an iron pin in the west line of Rachel Riner; thence leaving said subdivision and with Riner South 39 degrees 29 minutes 47 seconds East 160.32 feet to a 4" sassafras; thence leaving said Riner and with the west and south lines of a 0.42 acre tract South 39 degrees 14 minutes 03 seconds West 50.14 feet to an iron pin; thence South 37 degrees 34 minutes 49 seconds East 97.41 feet to an iron pin; thence South 49 degrees 14 minutes 02 seconds East 453.28 feet to an existing iron pin, J.T. Stibor's southwest corner; thence with Stibor South 41 degrees 02 minutes 17 seconds East 48.73 feet to an iron pin, a north corner of a 5.04 acre tract; thence leaving Stibor and with the north line of said 5.04 acre tract North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron pin; thence South 80 degrees 28 minutes 34 seconds West, passing a witness iron pin at 408.28 feet, in all 433.37 feet to a point in the center of Griffith Road; thence with the centerline of said road North 04 degrees 37 minutes 03 seconds West passing a PK nail at 102.32 feet, in all 185.29 feet to a point; thence with a curve to the left having the following characteristics: delta = 10 degrees 51 minutes 19 seconds; radius = 1456.16 feet; length = 275.89 feet; tangent = 138.36 feet; chord = North 10 degrees 02 minutes 43 seconds East 275.47 feet to a point, a south corner of Lot 2 of Poplar Creek Highland Subdivision; thence leaving said road and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 25.90 feet to the point of beginning, containing 5.27 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated 5/12/86 and revised 9/15/86.

Being the same property conveyed to Helen M. Neal, a widow, by deed from Neal W. Carter, of record in Book 7284, page 858, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described land but specifically EXCLUDED therefrom is the following described land, conveyed to P. Michael Richardson and wife, Karen S. Richardson, by deed from Helen M. Neal, of record in Book 9830, page 300, Register's Office for Davidson County, Tennessee:

A parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Helen M. Neal property as recorded in Deed Book 7284, page 858, said portion lying adjacent to the P. Michael Richardson 5.04 acre tract as recorded in Deed Book 8736, page 282, and being more particularly described as follows:

Beginning at an iron rod on the southeasterly corner of Neal on the northerly line of Richardson and on the westerly line of Riner as recorded in Deed Book 150, page 105; thence, along the northerly line of Richardson North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron rod in a hollow at his original corner with Neal; thence, along a new division line severing the Neal property North 55 degrees 00 minutes 00 seconds East passing through a utility pole on the north side of the driveway, in all 159.13 feet to an iron rod on Neal's easterly boundary line; thence, along said boundary South 49 degrees 14 minutes 02 seconds East 140.50 feet; South 41 degrees 02 minutes 17 seconds East 48.73 feet to the beginning, containing 0.34 acre, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated 8-10-95.

TRACT II

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the P. Michael Richardson property as recorded in Deed Book 8736, page 282, said portion lying adjacent to the Helen M. Neal 5.27 acre tract as recorded in Deed Book 7284, page 858, and being more particularly described as follows:

Beginning at an iron rod on the easterly margin of Griffith Road at the southwesterly corner of Neal, said iron rod lying on the original northerly line of Richardson's 5.04 acre tract; thence, along the northerly line of Richardson North 80 degrees 28 minutes 34 seconds East 408.33 feet to an iron rod in a hollow at the original corner; thence, along a new division line severing the Richardson property South 67 degrees 15 minutes West 218.46 feet to an iron rod on the northerly line of Richardson's 5.05 acre tract as recorded in Deed Book 7183, page 463; thence, along said northerly boundary South 80 degrees 28 minutes 34 seconds West passing through an iron rod at 199.91 feet, in all 225.00 feet to a point in the center of Griffith Road; thence, along the center of Griffith Road North 04 degrees 37 minutes 03 seconds West 50.18 feet to a PK nail; thence, along the original southerly line of Neal North 80 degrees 28 minutes 34 seconds East 25.09 feet to the beginning, containing 0.37 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated 8-10-95.

Being the same property conveyed to Helen M. Neal, by deed from P. Michael Richardson and wife, Karen S. Richardson, of record in Book 9830, page 303, Register's Office for Davidson County, Tennessee.