THIS INSTRUMENT PREPARED BY:
Philip E. Smith, Attorney
213 Third Avenue, North
Nashville, Tennessee 37201

BOOK 10012 PG 396

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP NO.: 63
Robert L. & Evelyn C. Sylar 1145 Neelys Bend Road Madison, Tennessee 37115	(Same as New Owner)	Portion of Parcel 10

QUITCLAIM DEED

FOR MONETARY CONSIDERATION in the amount of One Dollar ($1.00) cash in hand, the receipt and sufficiency of which is hereby acknowledged, we, Jerry A. and Anne Rittenberry, do hereby quitclaim and convey unto Robert L. and Evelyn Sylar, their heirs and assigns, all our right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

A tract of land lying in the Ninth Councilmanic District of Davidson County , Tennessee being a portion of the Robert L. Sylar, et ux and Jerry A. Rittenberry, et ux property, as of record in Deed Book 8127, page 226, R.O.D.C., Tennessee, being generally bounded on the north by Harold D. Maddux as of record in Deed Book 8135, Page 596, and by the remaining property of the aforementioned Sylar and Rittenberry, on the east by Neely's Bend Road, on the south by Larry D. Ashworth, trustee as of record in Deed Book 8948, page 92, and by Jackie L. McCrary as of record in Deed Book 4770, Page 903, R.O.D.C., Tennessee, on the west by Steven B. Parker as of record in Deed Book 7400, page 152, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) in the westerly margin of Neely's Bend Road (58' R.O.W.) at the most southeasterly corner of the herein described property, said beginning iron rod being south 16°56'37" east , 552.5 feet from the center of Hidden Acres Drive, as measured along the Westerly margin of Neely's Bend Road;

Thence with said margin of road South 16°56'37" east, 60.00 feet to an iron rod (new) at the southeast corner of the herein described tract, same being the northeast corner of the Larry D. Ashworth, trustee property as of record in Deed Book 8948, page 92, R.O.D.C., Tennessee;

Thence leaving said margin of road and proceeding with the northerly line of Ashworth south 71°09'12" west 704.30 feet to an iron rod (old);

Thence south 64°48'13" west, 164.00 feet to an iron rod (new);

Thence south 33°58'45" west, 109.50 feet to an iron rod (new) in the center of a ditch;

Thence generally with said ditch south 59°58'33" west, 85.00 feet to an iron rod (new) in said ditch;

Thence south 78°08'09" west, 100.00 feet to an iron rod (new) in said ditch;

Thence North 79°15'21" west, 69.30 feet to an iron rod (old) in said ditch at the northwest corner of Ashworth, same being a corner to Jackie L. McCrary;

Thence with the northerly line of McCrary south 42°18'28" west, 84.43 feet to an iron rod (new) in the aforementioned ditch, same being the southeasterly corner of Steven B. Parker;

Thence leaving said ditch and proceeding with Parker's easterly line north 10°54'20" west, 386.56 feet to an iron rod (new) at the northwest corner of the herein described property, same being a common corner of Steven B. Parker, Harold D. Maddux and Anne Rittenberry;

Thence with the southerly line of Maddux north 79°06'01" east, 522.00 feet to an iron rod (new) at the southeast corner of Maddux;

Thence leaving said line of Maddux south 10°54'17" east, 15.01 feet to an iron rod (new);

Thence north 81°55'00" east, 155.48 feet to an iron rod (new);

Thence along a curve to the right having a central angle of 29°29'37", a radius of 200.00 feet, an arc length of 92.48 feet, tangent of 47.08 feet and a chord bearing and distance of south 84°50'14" east, 91.66 feet to an iron rod (new);

Thence south 71°35'15" east, 39.94 feet to an iron rod (new);

Thence south 74°23'31" east, 93.39 feet to an iron rod (new);

Thence north 61°11'15" east, 70.86 feet to an iron rod (new);

Thence north 73°03'25" east, 290.18 feet to the point of beginning containing 5.57 acres, more or less.

The above described property is subject to a private drive easement as of record in Deed Book 4209, page 183, R.O.D.C., Tennessee. Said private drive easement providing the primary access to Neely's Bend Road for the above described property.

And now, we, Jerry A. and Anne Rittenberry, do hereby quitclaim and convey unto Robert L. and Evelyn Sylar, their heirs and assigns, and all interest which we may have in the property hereinabove described, and to which reference is here made, and said property interest is conveyed subject to the same limitations, restriction and encumbrances as may effect the premises.

In witness whereof, we have set our names this 11th day of April, 1996.

Anne Rittenberry
ANNE RITTENBERRY

Jerry A. Rittenberry
JERRY A. RITTENBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named JERRY A. RITTENBERRY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 11th day of April, 1996.

NOTARY PUBLIC AT LARGE

R. K. Bond
Notary Public

Commission Expires: 9/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PICK-UP

96 APR 11 AM 11:02
FELIX Z. KNOTT, SUMMIT REGISTER
DAVIDSON COUNTY, TN.

0170237
IDENTIF. & REFERENCE

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named ANNE RITTENBERRY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 11th day of April, 1996.

NOTARY PUBLIC AT LARGE

R. K. Bond
Notary Public

Commission Expires: 9/24/98

The actual consideration of value, whichever is greater for this transfer is $ 1.00.

Robert L Dyer
Affiant

Subscribed and sworn before me on this the 11th day of April, 1996.

NOTARY PUBLIC AT LARGE

R. K. Bond
Notary Public

Commission Expires: 9/24/98

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12.00