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IDENTIF. & REFERENCE

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

96 APR 11 AM 11:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP NO.: 63
Walton G. and Alma W. Rittenberry 1120 Stillhouse Road White House, Tennessee 37118	(Same as New Owner)	Portion of Parcel 10

Mail

BOOK 10012 PG 399

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, Robert L. and Evelyn Sylar and Jerry A. Rittenberry and Anne L. Rittenberry, do hereby quitclaim and convey unto Walton G. and Alma W. Rittenberry, 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 Neely's Bend Acres, section one, as of record in Plat Book 4175, page 140, R.O.D.C., Tennessee, on the east by J.W. Beck, as of record in Deed Book 1025, page 386, R.O.D.C., Tennessee,four separate tracts owned by William B. Garvin as of record in deed Book 8009, page 243, Deed Book 7216, page 279, Deed Book 6376, page 128, Deed Book 7352, page 528, R.O.D.C., Tennessee, and by Neely's Bend Road on the south by the remaining property of the aforementioned Sylar and Rittenberry and on the west by Harold D. Maddux as of record in Deed Book 8135, page 596, 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 leaving the westerly margin of Neely's Bend Road south 73°03'25" west 290.18 feet to an iron rod (new);

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

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

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

Thence along a curve to the left having a central angle of 26°29'37", a radius of 200.00 feet, an arc length of 92.48 feet, a tangent of 47.08 feet, and a chord bearing and distance of north 84°50'14" west, 91.66 feet to an iron rod (new);
Thence south 81°55'00" west, 155.48 feet to an iron rod (new);

Thence north 10°54'17" west, 444.71 feet to an iron rod (new) at the northeast corner of Harold D. Maddux, same being in the southerly line of Neely's Bend Acres, section one;

Thence with said southerly line north 76°15'00" east, 404.67 feet to an iron rod (new) at the northwest corner of J.W. Beck;

Thence leaving the southerly line of Neely's Bend Acres, section one and proceeding with the westerly lines of the aforementioned J.W. Beck and William B. Garvin south 16°15'56" east , 460.00 feet to an iron rod (new);

Thence north 77°59'17" east, 114.57 feet to an iron rod (new) in the southerly line of Garvin;

Thence with said southerly line of Garvin north 75°46'21" east, 150.00 feet to a concrete monument (new) at the westerly margin of Neely's Bend Road;

Thence with said margin of road south 16°56'37" east, 60.00 feet to the point of beginning, containing 5.25 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, Robert L. and Evelyn Sylar and Jerry A. Rittenberry and Anne L. Rittenberry, do hereby quitclaim and convey unto Walton G. and Alma W. Rittenberry, 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, restrictions and encumbrances as may effect the premises.

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

Robert L. Sylar
ROBERT L. SYLAR

Evelyn Sylar
EVELYN SYLAR

Jerry A. Rittenberry
JERRY A. RITTENBERRY

Anne L. Rittenberry
ANNE L. RITTENBERRY

BOOK 10012 PG 401

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 ROBERT L. SYLAR, 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

Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9304 04/11 0101 01CASH 16.00

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named EVELYN SYLAR, 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

Commission Expires: 9/26/98

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

Walton Garrett Gittenberg
by Verna Gittenberg
Affiant

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

Notary Public

Commission Expires: 9/26/98

BOOK 10012 PG 402

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 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.

K. D. K. Barry
Notary Public

NOTARY PUBLIC AT LARGE

Commission Expires: 9/24/98

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 ANNE L. 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.

K. D. K. Barry
Notary Public

NOTARY PUBLIC AT LARGE

Commission Expires: 9/24/98

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

Walton Garrett Rittenberry
by Jerry A. Rittenberry
Affiant

NOTARY PUBLIC AT LARGE

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

K. D. K. Barry
Notary Public

Commission Expires: 9/24/98