BOOK 10022 PG 875

Map 8 Group 0 Parcel 198

This Instrument Was Prepared By:

Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To New Owner:
Brenda Apple + Theresa Bradford
3770 Baxter Rd.
Joelton, TN 37080

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BRENDA K. APPLE, UNMARRIED, Grantor, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY unto BRENDA K. APPLE, UNMARRIED AND THERESA A. BRADFORD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Grantees, (the full fee simple title to said realty to vest in the surviving Grantee upon the death of the other Grantee), their heirs and assigns, the property described on Exhibit A attached hereto and incorporated herein by reference as if copied verbatim.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees (the full fee simple title to said realty to vest in the surviving Grantee upon the death of the other Grantee), their heirs and assigns forever.

WITNESS my hand on this the 11 day of April, 1996.

X Brenda K. Apple
BRENDA K. APPLE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, BRENDA K. APPLE, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of April, 1996.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 4/23/98

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

96 APR 22 PM 12:46

0173746

IDENTIFICATION REFERENCE

BOOK 10022 PG 876

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thos. A. Bradford 4/11/96
AFFIANT

Sworn to and subscribed before me this 11 day of April, 1996.

Mari A Sweeney
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 4/22/98

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BOOK 10022 PG 877

EXHIBIT A

Land lying in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995 as follows:

Beginning at an iron rod in the northerly margin of Baxter Road, said point being 227.14 feet along a curve to the right from Bobby Moody's southwesterly corner, as of record in Book 5250, Page 998, thence with the northerly margin of Baxter Road and along a curve to the right, said curve having a radius of 850.16 feet, an arc length of 20.17 feet and a chord bearing and distance of North 68° 59' 21" West 20.17 feet to a point; thence continuing with said margin North 68° 18' 35" West 16.10 feet to an iron rod; thence leaving said margin North 06° 09' 15" East 1533.25 feet to an iron rod; thence North 18° 57' 20" West 234.30 feet to an iron rod; thence North 77° 42' 50" West 173.62 to an iron rod; thence North 06° 09' 15" East, passing an iron rod at 80.00 feet in all a total distance of 306.38 feet to a point in the centerline of a drain; thence with the centerline of the drain the following calls: North 79° 02' 22" West 45.07 feet to a point; North 63° 43' 16" West 61.62 feet to a point; North 06° 17' 57" East 82.27 feet to a point; North 24° 49' 34" East 72.34 feet to a point; North 00° 22' 54" East 68.04 feet to a point; North 86° 01' 07" East 59.32 feet to a point; North 76° 15' 09" East 46.29 feet to a point; North 29° 24' 38" East 114.43 feet to a point; North 13° 08' 30" West 45.67 feet to a point; North 01° 22' 02" West 163.55 feet to a point in the centerline of a creek; thence South 50° 38' 59" East 167.10 feet to a point; thence North 02° 59' 06" East, passing an iron rod at 69.00 feet, in all a total distance of 569.00 feet to an iron rod in the southerly line of Mary Lain, as of record in Will Book 090, Page 33; thence with Lain's southerly line South 77° 48' 18" East 410.29 feet to an iron rod at Moody's northwesterly corner; thence with Moody's westerly line South 06° 30' 59" West 1374.98 feet to an iron rod; thence leaving said westerly line North 77° 17' 52" West 226.48 feet to an iron rod; thence South 06° 09' 15" West 1744.21 feet to the point of beginning, containing 17.06 acres, more or less.

Being the same property conveyed to Brenda K. Apple by Deed of Record in Book 9685, page 616, Register's Office of Davidson County, Tennessee.

Included with the above description is the following Easement for ingress, egress, public utilities and drainage over the following described property:

Land lying in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995 as follows:

Beginning at an iron rod at the southeasterly corner of a 15.21 acre tract conveyed to Pam Lynch, as of record in Book 9683, page 618, thence North 10° 23' 53" West 250.18 feet to a point in a drain; thence with the centerline of the drain South 63° 43' 16" East 28.07 feet to a point; thence South 79° 02' 22" East 45.07 feet to a point; thence leaving said drain South 06° 09' 15" West, passing an iron rod at 30.00 feet, in all a total distance of 226.38 feet to the point of beginning, containing 0.18 acres, more or less.