0197400

IDENTIFICATION REFERENCE

51

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
Attorneys at Law
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

96 JUN 27 PM 12:47

REGISTER
DAVIDSON CO. TN.

FROM: **GUY B. ATKINS, as one of the four heirs of OLA MAI ROGERS, deceased** ("GRANTOR")

TO: **PHILLIPS BUILDERS, INC.** ("GRANTEE")

BOOK 10100 PAGE 843

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NUMBER:**
Phillips Builders, Inc. 2910 Kraft Drive Nashville, Tennessee 37204	Same	Map 98 Parcel 18

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GUY B. ATKINS, as one of the four heirs of OLA MAI ROGERS, DECEASED** GRANTOR, does hereby quitclaim unto GRANTEE, its successors and assigns, his entire interest in and to the following described tract of land:

Being the property described as Tract One according to a survey by Anderson, Delk & Associates, Inc. dated June 5, 1996 and described as follows:

Being a 28.324 more or less acre tract of land lying in the 13th Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Ola Mai Rogers as evidenced by instrument of record in Deed Book 4242, page 942, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of New Hope Road (50' Right of Way), said point being the most northwesterly corner of the plan of "Hunter's Point Subdivision", of record in Plat Book 5200, page 736, Register's Office Davidson County, Tennessee;

Thence with said margin of New Hope Road, North 05 Degrees 29 Minutes 21 Seconds East a distance of 237.40 feet to a point;

Thence with the southerly line of the property conveyed to Dessie Bell Foster and husband, Clifford Foster, as evidenced by deed of record in Deed Book 4370, page 356, Register's Office Davidson County, Tennessee, South 84 Degrees 27 Minutes 09 Seconds East a distance of 871.33 feet to a point;

Thence with the easterly line of said Foster Property, and with the easterly line of the Gloria J. Hall Property of record in Deed Book 4928, page 233, Register's Office Davidson County, Tennessee, North 05 Degrees 29 Minutes 21 Seconds East a distance of 300.00 feet to a point;

Thence North 84 Degrees 27 Minutes 09 Seconds West a distance of 13.18 feet to an iron pin (old) at the most southeasterly corner of the John T. Akins and Andrew E. Akins Property of record in Deed Book 7035, page 228, Register's Office Davidson County, Tennessee;

Thence with the easterly line of said Akins Property, North 05 Degrees 27 Minutes 48 Seconds East a distance of 197.43 feet to an iron pin (old);

Thence with the easterly line of the Howard E. Wakefield Property of record in Deed Book 6982, page 918, Register's Office Davidson County, Tennessee, North 04 Degrees 10 Minutes 05 Seconds East a distance of 158.11 feet to an iron pin (old);

Thence with the common line of the herein-described tract and the plan of "Roxborough", of record in Plat Book 5200, page 63, Register's Office Davidson County, Tennessee, North 04 Degrees 55 Minutes 06 Seconds East a distance of 128.76 feet to a concrete monument (old);

Thence with the southerly line of the plan of "Resubdivision of Lots 42-56, Roxborough", of record in Plat Book 5210, page 76, Register's Office Davidson County, Tennessee, North 82 Degrees 18 Minutes 21 Seconds East a distance of 66.93 feet to a concrete monument (old);

Thence continuing South 88 Degrees 32 Minutes 15 Seconds East a distance of 1,152.35 feet to a concrete monument (old);

Thence with the southerly line of the plan of "Roxborough East, Phase IIB", of record in Plat Book 7900, page 601, Register's Office Davidson County, Tennessee, South 84 Degrees 35 Minutes 12 Seconds East a distance of 31.30 feet to a point;

Thence with the westerly line of the Charles Woods et al Property of record in Deed Book 5054, page 85, Register's Office Davidson County, Tennessee, South 13 Degrees 52 Minutes 31 Seconds West a distance of 722.68 feet to an iron pin (old);

Thence with the common line of the herein-described tract and the Norvle Woods Property of record in Book 5054, page 72, Register's Office Davidson County, Tennessee, North 77 Degrees 44 Minutes 27 Seconds West a distance of 354.93 feet to an iron pipe (old);

Thence continuing South 07 Degrees 52 Minutes 42 Seconds West a distance of 329.81 feet to an iron pin (old);

Thence with the common line of the herein-described tract and the aforementioned plan of "Hunter's Point Subdivision", the following calls:

North 87 Degrees 34 Minutes 56 Seconds West a distance of 816.49 feet to an iron pin (new);

Thence South 06 Degrees 58 Minutes 29 Seconds West a distance of 89.47 feet to an iron pin (new);

Thence North 83 Degrees 10 Minutes 44 Seconds West a distance of 810.09 feet to the point of beginning, containing 1,233,770 square feet or 28.324 acres, more or less.

This legal description was prepared by Mark E. Lowrance, Registered Land Surveyor No. 1660, c/o Anderson-Delk & Associates, Inc., 618 Grassmere Park

Drive, Suite 4, Nashville, Tennessee 37211, under Job No. 94-133, dated June 5, 1996.

Being part of the same property conveyed to Ola Mai Rogers, wife of Robert Rogers, to create a tenancy by the entirety by deed from Robert Rogers of record in Book 4242, page 942, said Register's Office, the said Robert Rogers having died intestate on October 12, 1970 and Ola Mai Rogers having died intestate on October 8, 1987.

This property is also known as Route 1, New Hope Road, Hermitage, Tennessee.

AND GRANTOR does hereby quitclaim unto GRANTEE, its successors and assigns, all his interest in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 27 day of June, 1996.

Guy B. Atkins

Guy B. Atkins, as one of the four heirs of
Ola Mai Rogers, Deceased

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Guy B. Atkins, a Notary Public in and for said County and State, the within named, **GUY B. ATKINS**, as one of the four heirs of Ola Mai Rogers, Deceased, the with whom I am personally acquainted, or who 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 27th day of June, 1996.

Jacqueline Menzie

Notary Public

My Commission Expires: 3/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,512.51.

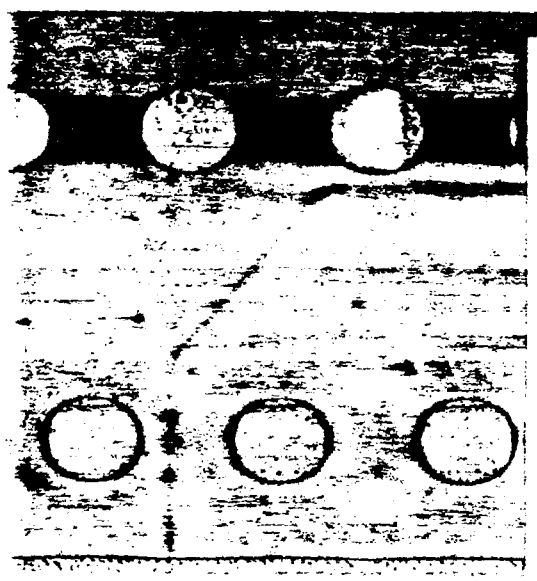
AFFIANT

Subscribed and sworn to before me, this 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/22/97

8532 06/27 0101 03CHECK 344.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

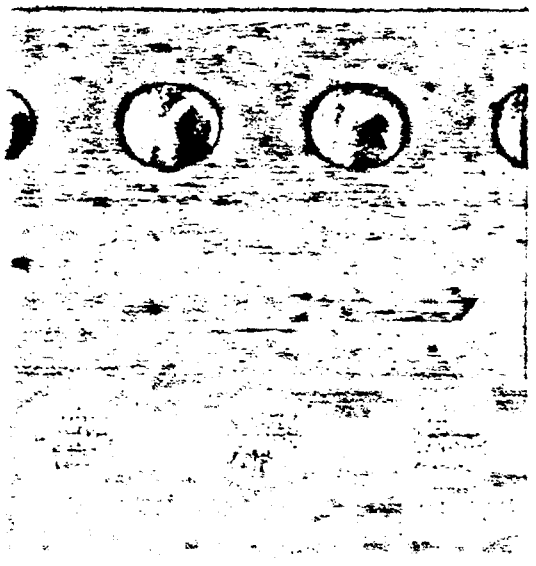
RECEIVED OF _____

FOR _____

RMK 10100 PG 847

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 88512.00
CON TX 327.45
PRFEE 1.00
WDEED 16.00
TOTAL 344.45
CHECK 344.45

06/27/96 01 12:51 0001 8532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197400
IDENTIFICATION REFERENCE

96 JUN 27 PM 12:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056286