QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Walton G. Rittenberry	SAME	P/O 63-10
1548 Neelys Bend Road		
Madison, TN 37115		

THIS INSTRUMENT PREPARED BY:

Brian L. Smith, Esq. & Associates
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE
BOOK 10123 PG 862
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Linda Terrell
Affiant

Subscribed and sworn to before me, this the 16th day of July, 1996.

Notary Public

My commission expires: 9-21-96

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Jerry A. Rittenberry and wife Anne L. Rittenberry, "Grantor" by these presents, does hereby quitclaim and convey unto Walton G. Rittenberry and wife, Alma W. Rittenberry, "Grantee" his/her/its successors and assigns, all of their right, title and interest in and to the following described property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

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

unimproved (XX)
This is improved (___) property, known as 1548 Neelys Bend Road, Madison, TN 37115.

Witness my hand this 16th day of July, 1996.

Jerry A Rittenberry
Grantor--Jerry A. Rittenberry

Anne L. Rittenberry
Grantor--Anne L. Rittenberry

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JUL 17 AM 11:20
KAY C. ARMSTRONG REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jerry A Rittenberry / Anne L Rittenberry with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of July, 1996.

Notary Public

My Commission Expires 7-25-98

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EXHIBIT "A"
LEGAL DESCRIPTION

BOOK 10123 PG 863

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, Register's Office for Davidson County, Tennessee, being generally bounded on the North by Neely's Bend Acres, Section One, as of record in Plat Book 4175, Page 140, Register's Office for Davidson County, Tennessee, on the East by J. W. Beck, as of record in Deed Book 1025, Page 386, Register's Office for Davidson County, 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, Register's Office for Davidson County, 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, Register's Office for Davidson County, 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 degrees 56 minutes 37 seconds 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 degrees 03 minutes 25 seconds West 290.18 feet to an iron rod (new);

Thence South 51 degrees 11 minutes 15 seconds West 70.86 feet to an iron rod (new);

Thence North 74 degrees 23 minutes 31 seconds West 97.39 feet to an iron rod (new);

Thence North 71 degrees 35 minutes 15 seconds West 39.94 feet to an iron rod (new);

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Thence along a curve to the left having a central angle of 26 degrees 29 minutes 37 seconds, 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 degrees 50 minutes 14 seconds West 91.66 feet to an iron rod (new);

Thence South 61 degrees 55 minutes 00 seconds West 155.48 feet to an iron rod (new);

Thence North 10 degrees 54 minutes 17 seconds 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 degrees 15 minutes 00 seconds 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 degrees 15 minutes 56 seconds East, 460.00 feet to an iron rod (new);

Thence North 77 degrees 59 minutes 17 seconds East, 114.57 feet to an iron rod (new) in the southerly line of Garvin;

Thence with said southerly line of Garvin North 75 degrees 46 minutes 21 seconds 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 degrees 56 minutes 37 seconds East, 60.00 feet to the point of beginning, containing 5.25 acres, more or less.

Being part of the same property conveyed to Jerry A. Rittenberry and wife, Anne L. Rittenberry, by Deed of Record in Book 4192, Page 910; and by Deed of Record in Book 8127, Page 226, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED