QUITCLAIM DEED

BOOK 10126 PG 527

This instrument prepared by:
Joe F. Gillespie, Jr.
5787 Clarksville Pike
Joelton, Tenn. 37080

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL REFERENCE:
5787 CLARKSVILLE PIKE JOELTON, TENN. 37080	Same	MAP NO. 29 PARCEL NO. 142

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $0.00 (ZERO DOLLARS).

AFFIANT

AFFIANT

Subscribed and sworn before me this 19 day of July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/97

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, love and affection, and for the purpose of creating a tenancy by the entirety and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RAYMOND E. FOSTER ("GRANTOR") have this day bargained, sold and conveyed unto RAYMOND E. FOSTER and JANE FOSTER ("GRANTEES"), and their heirs, successors and assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being a portion of the property transferred by deed of record from John Aita to Raymond E. Foster and recorded in Deed Book 6475, Page 574 of the Register's Office for Davidson County, Tennessee

BEGINNING at a point on the Easterly margin of Craft Road and the northwest corners of Thomas T. Baggott, III, property at recorded in Deed Book 6675, Page 674, thence in a southerly direction with a curve to the left (having a central angle of 02/20'18", a radius of 1170.92 feet) 47.79 feet to an iron pin; thence South 05/54'13" West, 90.34 feet to an iron pin, being the Southern terminus of Craft Road; thence with the East margin of a 50-foot ingress and egress and utility easement, and with a curve to the right (having a central angle of 03/17'00", a radius of 1179.65 feet) 61.87 feet to an iron pin, the true point of the beginning of this tract;

THENCE with a curve to the right along said margin

of said easement, (having a central angle of 06/05'57", a radius of 1079.64 feet) 114.93 feet to an iron pin;

THENCE continuing along said margin of said easement, South 15/17'18" West, 150.24 feet to an iron pin, being the Southeast corner of this tract;

THENCE leaving said margin of said easement, North 83/30'54" West, 481.97 feet to an iron pin in the South line of this property;

THENCE North 75/34'25" West, 1169.04 feet to an iron pin, the Southwest corner of this tract and also being in the West line of J. Derrick Stevens' property as of record in Deed Book 7403, Page 414, of the Register's Office of Davidson County, Tennessee;

THENCE along said West line, North 06/27'56" East, 194.66 feet to an iron pin, being the Northeast corner of this tract and also being in said West line of said Stevens' property;

THENCE leaving said West line, South 83/43'03" East, 1205.67 feet to an iron pin in the North line of this tract;

THENCE South 08/38'50" West, 97.74 feet to a point of this tract; and

THENCE South 83/30'65" East, 472.40 feet to the point containing 457,495.225 square feet of 10.503 acres more or less, being a portion of land conveyed from John Ida to Raymond E. Foster, Book 6475, Page 574, D.C.R.O.D. Office.

WITNESSETH, that the said GRANTOR RAYMOND E. FOSTER HEREBY REMISES, RELEASES AND QUITCLAIMS UNTO SAID GRANTEES RAYMOND E. FOSTER AND JANE FOSTER, FOREVER, ALL THE RIGHT, TITLE, INTEREST AND CLAIM SAID GRANTOR NOW HAS IN AND TO THE ABOVE DESCRIBED PROPERTY AND ANY IMPROVEMENTS OR APPURTENANCES THERETO.

IN WITNESS WHEREOF, the said GRANTOR RAYMOND E. FOSTER has signed and sealed these premises this the 19th day of July, 1996.

RAYMOND E. FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7216 07/19 0101 01CASH 8.00

On this the 19 day of July, 1996, before me personally appeared RAYMOND E. FOSTER, GRANTOR, known to me personally, and who acknowledged he signed and executed the foregoing instrument as his free and voluntary act for the purposes recited therein.

WITNESS MY HAND AND SEAL.

Joe F Gillespie Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 25th 1997

96 JUL 19 AM 10:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02054 20