(46)

BOOK 10307 PG 310

THIS INSTRUMENT PREPARED BY: **RANDLE S. DAVIS**
213 FIFTH AVENUE, NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
R. B. VAUGHN FAMILY	-same-	34-9-74
LIMITED PARTNERSHIP		
2414 Williamson Road		
Goodlettsville, TN 37072		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF no monetary consideration, we, **RANDALL B. VAUGHN and wife, SUSANNA B. VAUGHN,** by these presents, do hereby quitclaim and convey unto **R. B. VAUGHN FAMILY LIMITED PARTNERSHIP**, its successors and assigns, all their right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(See Exhibit "A" attached hereto and incorporated herein by reference.)

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31st day of December, 1996.

Randall B Vaughn
RANDALL B. VAUGHN

Susanna Vaughn
SUSANNA B. VAUGHN

96 DEC 31 PM 4:01
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0260613
IDENTIF. & REFERENCE

BOOK 10307 PG 311

* * * * * *

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

The actual consideration for this transfer is $ - 0 - .

Randall B Vaughn
AFFIANT

Sworn to and subscribed before me
this 31st day of December, ~~1996~~.

Vicki L. Schmidt
NOTARY PUBLIC

My Commission Expires: 3-22-97

* * * * * *

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

Before me, Vicki L. Schmidt, a Notary Public in and for said County and State, personally appeared **RANDALL B. VAUGHN and wife, SUSANNA B. VAUGHN,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Goodlettsville, Tennessee on this the 31st day of December, 1996.

Vicki L. Schmidt
NOTARY PUBLIC

My Commission Expires:
3-22-97

EXHIBIT A

LAND in Davidson County, Tennessee, and being Lot No. 2 on the Plan of the Resubdivision of the B. Ivan Matthews and Jane H. Matthews property (formerly part of Lot No. 2 on the Plan of Alta Loma) of record in Plat Book 5210, Page 155, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the centerline of Dry Creek, travel North along the West ROW (90 foot off the centerline) of U. S. Highway 31 East Gallatin Road for a distance of 492 feet to the southeast corner of parcel 74; thence North 72 deg. 34 min. 11 sec. West 264.55 feet along an existing fence on the North property lines of parcels 76 and 76.1 to an iron pin set in concrete; which is the point of beginning; from the point of beginning travel North 72 deg. 56 min. 29 sec. West 464.19 feet along an existing fence on the North property line of parcel 76.1 to the East ROW of the Louisville and Nashville Railroad, marked by an iron pin set in concrete; thence North 5 deg. 53 min. 58 sec. East 149.90 feet along the East ROW of the L and N Railroad and along an existing fence to an iron pin set in concrete; thence North 83 deg. 23 min. 58 sec. West 49.80 feet along the ROW of L and N Railroad to an iron pin set in concrete; thence North 6 deg. 34 min. 1 sec. East 375.56 feet along an existing fence of the East ROW of L and N Railroad to an iron pin set in concrete on the South ROW of West Monticello Avenue; thence along the South ROW (20 feet off the centerline) of West Monticello Avenue in a curve to the right having a radius of 205.92 feet for a distance of 162.44 feet to an iron pin set in concrete; thence along the South ROW of West Monticello Avenue South 38 deg. 14 min. 08 sec. East 132.47 feet to an iron pin set in concrete; thence along the South ROW of West Monticello Avenue in a curve to the left having a radius of 409.84 feet for a distance of 198.50 feet to an iron pin set in concrete; thence along the South ROW of West Monticello Avenue South 66 deg. 15 min. 52 sec. East 241.52 feet to an iron pin set in concrete (said point being the Northwest corner of Parcel 75); thence South 19 deg. 20 min. 11 sec. West 148.36 feet along the West property line of Parcel 75 to an iron pin set in concrete; thence North 65 deg. 54 min. 36 sec. West 127.90 feet along the NOrth property line of Lot No. 1 of the B. Ivan Matthews resubdivision to an iron pin, set in concrete; thence South 0 deg. 54 min. 53 sec. West 107.9 feet to the centerline of an existing 10 inch sanitary sewer to an iron pin set in concrete; thence South 20 deg. 16 min. 21 sec. East 10.00 feet to the West property line of Lot No. 1 of the B. Ivan Matthews resubdivision said property line being along the centerline of an existing 10 inch sanitary sewer to the center of an existing manhole; thence South 0 deg. 46 min. 57 sec. East 59.12 feet along the West property line of Lot No. 1 of the B. Ivan Matthews resubdivision, said property line being the centerline of an existing 10 inch sanitary sewer to the point of beginning, said lot No. 2 containing 5.0049 acres, more or less.

BEING the same property conveyed to RANDALL B. VAUGHN and wife, SUSANNA VAUGHN as tenants by the entirety as to a three-fourths undivided interest in the described property and, LON W. VAUGHN, as to a one-fourth undivided interest, from BEDFORD IVAN MATTHEWS and wife, JANE HARRIS MATTHEWS by an Installment Deed dated April 27, 1979 and of record in Book 5428, Page 180, Register's Office for Davidson County, Tennessee.

1650 12/31 0101 03CHECK 12