This Instrument Prepared By:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED

BOOK 10320 PG 548

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Charles G. Sell 119 Windsor Drive Nashville, TN 37205	Same	36/6 53/10600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 15th day of January, 1997.

Notary Public

My commission expires: 7/12/2000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by CHARLES G. SELL ("Grantee"), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, SARAH HAMILTON SELL ("Grantor"), does hereby quitclaim, transfer and convey to Grantee a six and 25/100 percent (6.25%) undivided interest as tenant in common in and to the following parcel of real estate located partially in the 10th Civil District of Davidson County, Tennessee, and partially in the 1st Civil District of Cheatham County, Tennessee, described as follows:

Beginning at a point in the centerline of Little Marrowbone Creek Road, the common corner of this property and Howard Leslie's Tract; thence with lines of Howard Leslie, George Leslie and James Leslie North 84 degrees 30 minutes West 750 feet to the centerline of a branch and North 80 degrees West 1197 feet to a point in the South edge of a pipeline in Ciraco's line; thence with said Ciraco's line North 2 degrees 30 minutes East 400 feet to a point in the centerline of pipeline; thence North 88 degrees West 1864 feet to an 18-inch hickory near the head of a hollow; thence North 2 degrees East 2040 feet to a stone pile; thence South 88 degrees East 4686 feet along the lines of Allen and Griffin, to a white oak in George Carney's line; thence with Carney's line South 2 degrees 30 minutes West 1155 feet to a white oak tree 30 feet West of a spring; thence with lines of Walter and Fred Leslie South 63 degrees West 115.5 feet to a planted stone and South 29 degrees East 740 feet to a point in the center line of Little Marrowbone Creek; thence with the center of said road, South 45 degrees West 445 feet to the point of beginning, and containing in all 235 acres, more or less.

BEING a portion of the property conveyed to Grantor by deed of record on Book _____, Page _____, Register's Office for Cheatham County, Tennessee, and Book 10320, page 546, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: Little Marrowbone Creek Road, west of Higdon Road, Route 1, Cheatham/Davidson Counties, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of December, 1996.

Sarah Hamilton Sell

Sarah Hamilton Sell

BOOK 10320 PG 549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna Hughes, a Notary Public in and for said County and State, the within-named SARAH HAMILTON SELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 1996.

Edna Hughes
Notary Public

My Commission Expires: My Commission Expires MAY 23, 1998

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NOTARY PUBLIC AT LARGE

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IDENTIF. ↑ REFERENCE

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FILED & WILSON H REGISTER
DAVIDSON COUNTY, TN.

PICK-UP