BOOK 10373 PG 992

0282378

IDENTIFICATION REFERENCE
PICK-UP

97 MAR 13 AM 11:59

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

RAYMOND E FOSTER
5787 CLARKSVILLE PIKE
JOELTON TENNESSEE 37080

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL REFERENCE:
5776 CRAFT ROAD JOELTON TENNESSEE 37080	Same	MAP NO.29 PARCEL

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 ME THIS 13 DAY OF MARCH 1997.

NOTARY PUBLIC

7-24-99
MY COMMISSION EXPIRES:

My Commission Expires JULY 24, 1999

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 W FOSTER ("GRANTEES"), AND THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVERS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION
TRACT #7

6408 03/13 0101 03CHECK 8.00

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee. Described in previous Deed Book 181, Page 504, and Deed Book 6475, Page 574, of the Register's Office for Davidson County, Tennessee.

Commencing at a point in the Easterly margin of Craft Road and the Northwest corner of Thomas T, Baggott, III property as recorded in Deed Book 6675, Page 674; thence North 75°38'07" West, 50.21 feet to an iron pin; thence in a Southerly direction with a curve to the left (having a central angle of 02°20'18" and 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 and the West margin of a 50 foot Ingress and Egress and Utility Easement, and a curve to the right (having a central angle of 09°22'58", and a radius of 1079.65 feet) 176.80 feet to an iron pin; thence South 15°17'18" West, 341.49 feet to an iron pin, thence with a curve to the right (having a central angle of 03°37'19" and a radius of 1720.25 feet) 108.74 feet to an iron pin, the true point of beginning for this tract;

(1) Thence with a curve to the right (having a central angle of 06°33'48", a radius of 1720.25 feet, a tangent length of 98.64 feet, and a chord bearing and distance of South 22°11'32" West, 196.95 feet) 197.06 feet to an iron pin;
(2) Thence leaving said margin, North 75°47'49" East, 472.27 feet to a tree;
(3) Thence South 68°06'24" West, 1214.77 feet to an iron pin in the East line of J. Derick Steven's property, as recorded in Deed Book 7403, Page 414;
(4) Thence along said East line, North 06°27'56" East, 284.60 feet to an iron pin;
(5) Thence leaving said East line, South 83°30'54" West, 194.96 feet to an iron pin;
(6) Thence North 06°29'06" East, 418.94 feet to an iron pin;
(7) Thence South 83°30'54" East, 1395.24 feet to the true point of beginning for this tract, thus containing 441,085.08 square feet or 10.126 acres.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THE DOCUMENT UNSATISFACTORY WHEN RECEIVED

Included but excluded is a triangular Access Easement along the Southwest corner of above mentioned tract. Beginning at the Southwest corner of said tract and in the West margin of said 50 foot Ingress and Egress and Utility Easement.

(1) Thence along the South line of said tract, North 07°23'00" East, 176.10 feet to a point;
(2) Thence leaving said line, South 09°06'42" East, 194.14 feet to a point in said margin of said 50 Ingress and Egress and Utility Easement;
(3) Thence with a curve to the left (having a central angle of 01°51'58", a radius of 1720.50 feet, a tangent length of 56.04 feet, and a chord bearing and distance of North 72°16'45" West, 56.03 feet to the point of beginning, thus containing 4862.11 square feet of 0.11 acres.

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 13 day of March, 1997.

RAYMOND E. FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13 day of March, 1997 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.

HARRY S. MAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISION EXPIRES: 7-24-99

My Commission Expires JULY 24, 1999