THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10405 PG 357

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Northfork Properties, Inc. 6311 E. Valley Road Nashville, TN 37205	Same as New Owner	Map 12 Parcel p/o 188

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between JAMES EDWARD RUSSELL and wife, WANDA J. RUSSELL, hereinafter referred to as the "GRANTORS", and NORTHFORK PROPERTIES, INC., a Tennessee corporation, its successors and assigns, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES EDWARD RUSSELL and wife, WANDA J. RUSSELL, the GRANTORS, have this day bargained, sold and quitclaimed unto NORTHFORK PROPERTIES, INC., a Tennessee corporation, the GRANTEE, its successors or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> BEING a parcel of land in the Second Civil District of Davidson County, Tennessee, located north of Goodlettsville, north of Old Springfield Highway and being more particularly described as follows:
>
> BEGINNING at an iron pin at the southwest corner of Lot No. 3 of Northfork Industrial Park, First Revision, of record in Plat Book 9700, page 248, Register's Office for Davidson County, Tennessee, said pin being North 06 deg. 51' 11" West, 438.61 feet along CSX Railroad from an iron pin in the northerly margin of Old Springfield Highway at the southwest corner of James E. Russell of record in Deed Book 8719, page 499, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of CSX Railroad, North 06 deg. 51' 11" West, 14.53 feet to a point; thence, leaving said railroad and severing Lot No. 3, North 82 deg. 09' 55" East, 526.78 feet to an iron pin; thence, South 23 deg. 30' 53" East, 14.54 feet to a point; thence, severing said Russell Property, South 82 deg. 06' 32" West, 530.96 feet to the point of beginning, containing 7,543 feet or 0.17 acres, more or less.
>
> BEING a part of the same property conveyed to James Edward Russell and wife, Wanda J. Russell, by deed from Trailmont Park, Inc., now Northfork Properties, Inc., by deed of record in Book 8718, page 499, Register's Office for Davidson County, Tennessee.
>
> The property description, as hereinabove set forth, was taken from a survey dated January 10, 1997 by Crawford Land Surveyors, P.C.

This conveyance is made to clear up an erroneous overlap of boundary lines between the properties of the GRANTORS and the GRANTEE and to properly establish the common boundary lines separating their two properties.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 4th day of April, 1997.

James Edward Russell
JAMES EDWARD RUSSELL

Wanda J. Russell
WANDA J. RUSSELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EDWARD RUSSELL and WANDA J. RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of April, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

W. Wm Clanahan, Sr.
AFFIANT

Sworn to and subscribed before me this the 4th day of April, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

0290759
IDENTIF. & REFERENCE

97 APR -3 PM 2:12
DAVIDSON COUNTY, TN.

PICK-UP

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