BOOK 10405 PG 361

THIS INSTRUMENT PREPARED BY:

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

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Edward Russell, et ux 7832 Old Springfield Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 188

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between NORTHFORK INDUSTRIAL PARK OWNERS' ASSOCIATION, INC., a Tennessee corporation, and NORTHFORK PROPERTIES, INC., a Tennessee corporation, hereinafter jointly and severally referred to as the "GRANTOR", and JAMES EDWARD RUSSELL and wife, WANDA J. RUSSELL, hereinafter referred to as the "GRANTEES";

WITNESSETH:

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, NORTHFORK INDUSTRIAL PARK OWNERS' ASSOCIATION, INC., a Tennessee corporation, the GRANTOR, has this day bargained, sold and quitclaimed unto JAMES EDWARD RUSSELL and wife, WANDA J. RUSSELL, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Crawford Land Surveyors, P. C., dated January 15, 1997, as follows:

BEGINNING at an iron pin in the northeasterly corner of the property conveyed to James E. Russell, et ux, of record in Book 8719, page 499, Register's Office for Davidson County, Tennessee; thence, North 82 deg. 06' 32" East, 250.79 feet to a point in the centerline of Mansker's Creek; thence, with said centerline, South 27 deg. 33' 07" East, 90.69 feet to a point; thence, South 37 deg. 05' 49" East, 114.37 feet to a point in the centerline of said creek at the northeast corner of Tinnon Property; thence, leaving said creek with the north line of Tinnon, South 66 deg. 49' 49" West, 274.77 feet to an iron pin in the easterly line of James E. Russell of record in Deed Book 8719, page 499, Register's Office for Davidson County, Tennessee; thence, with said Russell, North 23 deg. 30' 53" West, 267.52 feet to the point of beginning, containing 59,121 square feet or 1.36 acres, more or less.

BEING a part of the same property conveyed to Trailmont Park, Inc. by deed from Robert D. Schroeder, et ux, of record in Book 6820, page 133, Register's Office for Davidson County, Tennessee. Trailmont Park, Inc. changed its corporate name to Northfork Properties, Inc. by instrument filed in the office of the Secretary of State for the State of Tennessee on May 28, 1996. And being a part of the same property conveyed to Northfork Industrial Park Owner's Association, Inc. by deed from Northfork Properties, Inc. of record in Book 10208, page 410, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 7832 Old Springfield Pike, Goodlettsville, TN 37072.

The property description, as hereinabove set forth, was taken from a survey dated January 10, 1997 by Crawford Land Surveyors, P.C.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this the 4th day of April, 1997.

NORTHFORK PROPERTIES, INC.

By: W. H. McClanahan, Sr.
W. H. McCLANAHAN, SR., Chairman

NORTHFORK INDUSTRIAL PARK OWNERS' ASSOCIATION, INC.

By: W. H. McClanahan, Sr.
W. H. McCLANAHAN, SR., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

5341 04/03 0101 CHECK 8.00

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McCLANAHAN, SR., with whom I am personally acquainted and who acknowledged himself to be the Chairman of Northfork Properties, Inc., the bargainor, a Tennessee corporation, and as such Chairman, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman.

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 }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McCLANAHAN, SR., with whom I am personally acquainted and who acknowledged himself to be the President of Northfork Industrial Park Owners' Association, Inc., the bargainor, a Tennessee corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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.

James Edward Russell
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

PICK-UP

97 APR -3 PM 2:12
ALLIA GOBBS-HALL REGISTER
DAVIDSON COUNTY, TN

02907611
IDENTIF. & REFERENCE