This Instrument Prepared By:
THE LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

BOOK 10409 PG 274

97 APR -8 AM 8:01
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02921111

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. FERRELL, WILLIAM C. FERRELL, CLAUDE L. FERRELL, JR. and LAURA M. BEARD, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey their right, title, and interest in the below-described property to FERRELL REALTY, L.L.C. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Tract #1. Beginning at an iron pin in the center of Old Hadley Bend Road at its intersection with the South margin of right of way of the Tennessee-Central Railroad, said point being in the North boundary of a fifty three and 34/100 acre tract owned by said Life & Casualty Insurance Company; thence with the South margin of said railroad right of way South 49 degrees 30' East, passing the Northeast corner of said 53.34 acre tract at an iron pin at 441.5 feet, in all 1,195.5 ft. to a stake, in said margin of right of way, said point being in the Northern boundary of 219 3/4 acre tract mentioned in deed of record in Book 895, page 572, of said Register's Office; thence South 85 degrees 00' West 767.9 ft. to an iron pin in the center of Old Hadley Bend Road; thence with center of said road North 9 degrees 50' West 843.2 ft. to the beginning, containing 7.52 acres, more or less.

Less and Excepting:
A tract of land situated I the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

COMMENCING at a spike in the center of Old Hadley Road and (50) fifty feet from the center of Tennessee Central Railroad; thence along the right of way of aforesaid railroad South 49 degrees 30' East a distance of 986.95 feet to a stake and the point of beginning of the parcel herein described; thence 49 degrees 30' and along said railroad right of way, a distance of 208.55 feet to an iron rod (hollow), being 1,195.5 feet from the point of commencement; thence South 85 degrees 59' 50 " to a spike in an old post on the original line, a distance of 219.54 feet, being the same line described as bearing S. 85 degrees W. A total of 767.9 feet in deed book 1194, page 700, Register's Office; thence North 20 degrees 11' East, a distance of 164.10 feet to the point of beginning of this parcel, containing 0.377 acres, exact measure.

Said property being granted by deed from Claude Ferrell and Pauline Ferrell to the City of Lakewood by deed of record in Book 4078, Page 644, and of record in Book 4080, page 25, Register's Office, Davidson County.

Also Less and Excepting:
Tract 1.
Beginning at a point in the southwest right-of-way of the L & N Railroad, said point being along the said right-of-way S 45 degrees 45' E 94 feet, more or less, from the east margin of Hopewell Road; thence along the said right-of-way S 45 degrees 45' E 50.0 feet to a point; thence S 44 degrees 15' W 30.93 feet to a point; thence along a curve left having a radius of 175.0 feet southwardly 103.1 feet to a point; thence S 8 degrees 15' W 53 feet, more or less, to a point in the said east margin of Hopewell Road; thence along the said east margin N 6 degrees 05' W 136 feet, more or less, to a point; thence along a curve right a radius or 225.0 feet northeastwardly 52.25 feet to a point; thence N 44 degrees 15' E 30.93 feet to the point of beginning.

Tract 2.
Beginning at the point of intersection of the West margin of L & N Railroad of the north property line of the City of Lakewood, said point being 102.5 feet right of the proposed roadway survey centerline station 104+28; thence S 26 degree 04' W 69 feet, more or less, to a point in the said north property line; thence N 45 degree 45' W 121 feet, more or less, to a point; thence N 2 degrees 37' W 95 feet, more or less, to a point in the said west margin; thence S 45 degrees E 168 feet, more or less, to the point of beginning.

Tracts 1 and 2 together contain 15, 547 square feet and are part of the property conveyed by Betty Hays, et vir to C. L. Ferrell, Sr. and wife, Pauline Ferrell, of record in Book 1194, page 700, Register's Office for Davidson County, Tennessee.

Said property is further identified as Field Book No. LW-6188, Parcel No. 53-12-65.

Said property taken from Claude Ferrell and wife, Pauline Ferrell, by the State of Tennessee, Department of Transportation, by way of judgment, of record in Deed Book 5868, page 699, Register's Office, Davidson County, Tennessee.

Also Less and Except:

A tract of land hereinafter particularly described lying in the 4th Civil District and which is more particular described as follows: Beginning at a point at the northwest corner of the property owned and conveyed by deed to J. A. Piercy and wife, Clara Piercy; thence north 85 degrees east 160 feet to a point; thence in a northerly direction 9 degrees 50 minutes west 120 feet to a point; thence south 85 degrees west 160 feet to the margin of the Old Hadley Bend Road; thence in a southerly direction along the margin of said road 9 degrees 50 minutes east 120 feet to the point or place of beginning.

This property is hereby conveyed to any restrictions of record that may appear in prior conveyances. The purchaser is entitled to one ½ water tap.

Said property granted by deed from Claude Ferrell and Pauline Ferrell to Charlie Hall and wife, Arvilla Hall, of record at Deed Book 1555, page 601, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to CLAUDE FERRELL and wife, PAULINE FERRELL by deed from Betty Hayes and husband, Doctor John Hays, of record in Deed Book 1194, Page 700, dated April 11, 1944. Claude Ferrell and Pauline Ferrell are deceased.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, we have executed this instrument this the 26 day of February, 1997.

Paul M. Ferrell
PAUL M. FERRELL

William C. Ferrell
WILLIAM C. FERRELL

Claude L. Ferrell Jr.
CLAUDE L. FERRELL, JR.

Laura M. Beard
LAURA M. BEARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PAUL M. FERRELL, WILLIAM C. FERRELL, CLAUDE L. FERRELL, JR. and LAURA M. BEARD, the within named grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath executed the foregoing instrument for the purposes therein contained, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal this the 26 day of February, 1997.

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 10/03/2000

K. Gabriel Heiser
NOTARY PUBLIC

ADDRESS OF NEW OWNER

Mail Tax Bills To:
Paul M. Ferrell
110 Paula Drive
Old Hickory, TN 37138

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Paul M. Ferrell
Paul M. Ferrell, Affiant

PARCEL I.D.

TO BE ASSIGNED

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 10/03/2000

Subscribed and sworn to before me this the 26 day of February, 1997.

K. Gabriel Heiser
NOTARY PUBLIC

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