516804

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 10427 PG 405

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Alice Christy 9445 Hwy. 96 West Franklin, TN 37064	Same	Map 178 Part of Parcel 61

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, BILL COLLEY, a widower, by these presents does hereby quitclaim and convey unto ALICE CHRISTY, her heirs and assigns, all of BILL COLLEY'S right, title and interest in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Real Property").

The source of this description is a boundary survey dated April 26, 1996, prepared by Randolph L. Chapdelaine, R.L.S. #1444, whose address is 5106 Old Harding Road, Franklin, Tennessee 37064, being the same description contained in deed of record in Book 10200, page 51, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alice Christy, on the one hand, and Bill Colley and wife, Carol Colley, on the other, each as to a one-half undivided interest therein, by deed dated September 7, 1996, from Gary Lee Christy and wife, Anita Christy, of record in Book 10200, page 51, Register's Office of Davidson County, Tennessee

This is improved ( ) unimproved (x) property known as:

2967 04/24 0101 01CASH 16.00

9445 Hwy. 96 West
Franklin, TN 37064

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17 day of April, 1997.

Bill Colley
BILL COLLEY

0297545

IDENTIFICATION

97 APR 24 [illegible]

[illegible]
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BILL COLLEY, a widower, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of April, 1997.

Notary Public

My Commission Expires:

7/22/00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me
this 17 day of April, 1997.

Notary Public

My Commission Expires:

7/22/00

EXHIBIT A
Legal Description

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE NORTHEAST, MARY ANN SOUTH ON THE NORTHWEST, LLOYD LINTON ON THE SOUTHWEST, AND THE GARY CHRISTY REMAINDER ON THE SOUTHEAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT AN EXISTING BUT BROKEN CONCRETE MONUMENT ON THE SOUTHWEST R.O.W. OF STATE HIGHWAY 96, SAID PIN BEING THE EASTERNMOST CORNER OF MARY ANN SOUTH (REF. DEED BOOK 7035 PAGE 710, R.O.D.C.); THENCE LEAVING SOUTH AND WITH THE SOUTHWEST R.O.W. OF THE HIGHWAY, RUNNING GENERALLY ALONG THE TOP OF THE NORTHEAST BANK OF LITTLE EAST FORK CREEK, S 57 deg. 44 min. 02 sec. E 102.74 ft. TO AN IRON PIN SET, SAID PIN BEING LOCATED N 57 deg. 44 min. 02 sec. W 347.56 ft. FROM A REFERENCE IRON PIN; THENCE LEAVING THE HIGHWAY AND WITH 2 NEW LINES, S 30 deg. 49 min. 28 sec. W, CROSSING FIRST THE CREEK, AND THEN THE CENTERLINE OF A 50 ft. INGRESS-EGRESS EASEMENT AT 95.24 ft., IN ALL 294.24 ft. TO AN IRON PIN SET; THENCE S 59 deg. 27 min. 56 sec. W, CROSSING A FENCE AT APPROXIMATELY 564 ft., IN ALL 604.42 ft. TO AN IRON PIN SET IN THE NORTHEAST LINE OF LLOYD LINTON (REF. DEED BOOK 6697 PAGE 731, R.O.D.C.); SAID PIN BEING LOCATED N 35 deg. 28 min. 49 sec. W 1025.98 ft. FROM A REFERENCE IRON PIN;

THENCE WITH LINTON'S NORTHEAST LINE, N 35 deg. 28 min. 49 sec. W 318.13 ft. TO AN EXISTING IRON PIN NEAR A FENCE CORNER, SAID PIN BEING MARY ANN SOUTH'S SOUTHERNMOST CORNER; THENCE LEAVING LINTON AND THE FENCE, AND WITH SOUTH'S SOUTHEAST LINE, N 65 deg. 11 min. 26 sec. E, EVENTUALLY RUNNING GENERALLY WITH A FENCE, AND RE-CROSSING LITTLE EAST FORK CREEK, 847.35 ft. TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING THE WESTERN PORTION OF DEED BOOK 5475 PAGE 152, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 4/26/96 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 70 ft. MAINTENANCE EASEMENT SERVING THE STATE OF TENNESSEE, FOR LITTLE EAST FORK CREEK, WHICH EASEMENT RUNS ACROSS THE NORTH SIDE OF THE PROPERTY, AND WHICH EASEMENT IS SHOWN ON THE STATE HIGHWAY 96 RIGHT-OF-WAY PLANS 94012-2207-04, AND 19150-2203-04, SHEET #15.

INCLUDED WITH THE ABOVE-DESCRIBED 5 ACRE TRACT IS A 50 ft. NON-EXCLUSIVE INGRESS-EGRESS EASEMENT WHICH RUNS FROM STATE HIGHWAY 96, ACROSS THE NORTH SIDE OF PROPERTY OWNED BY MARILYN JORDAN AND GARY CHRISTY, TO THE EAST SIDE OF THIS 5 ACRE TRACT, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT AN EXISTING BUT BROKEN CONCRETE MONUMENT ON THE SOUTHWEST R.O.W. OF STATE HIGHWAY 96, SAID PIN BEING THE EASTERNMOST CORNER OF MARY ANN SOUTH (REF. DEED BOOK 7035 PAGE 710, R.O.D.C.); THENCE LEAVING SOUTH AND WITH THE SOUTHWEST R.O.W. OF THE HIGHWAY, RUNNING GENERALLY ALONG THE TOP OF THE NORTHEAST BANK OF LITTLE EAST FORK CREEK, S 57 deg. 44 min. 02 sec. E 941.33 ft. TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE CENTERLINE OF THE HEREIN DESCRIBED EASEMENT;

THENCE LEAVING THE HIGHWAY AND WITH THE CENTERLINE OF SAID EASEMENT FOR THE FOLLOWING 12 CALLS:

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10427 PG 408

S 34 deg. 47 min. 34 sec. W 22.66 ft. TO A POINT;
S 52 deg. 40 min. 02 sec. W 33.93 ft. TO A POINT;
S 70 deg. 21 min. 35 sec. W 54.65 ft. TO A POINT;
S 80 deg. 18 min. 39 sec. W 85.03 ft. TO A POINT;
N 36 deg. 06 min. 08 sec. W 24.40 ft. TO A POINT;
N 26 deg. 38 min. 56 sec. W 29.85 ft. TO A POINT;
N 30 deg. 53 min. 58 sec. W 32.92 ft. TO A POINT;
N 41 deg. 51 min. 09 sec. W 50.44 ft. TO A POINT;
N 43 deg. 27 min. 47 sec. W 78.50 ft. TO A POINT;
N 49 deg. 03 min. 26 sec. W 53.67 ft. TO A POINT;
N 56 deg. 48 min. 50 sec. W 45.37 ft. TO A POINT;
and N 60 deg. 42 min. 41 sec. W 426.37 ft. TO A POINT IN THE SOUTHEAST LINE OF THIS 5 ACRE TRACT, SAID POINT BEING LOCATED S 30 deg. 49 min. 28 sec. W 95.24 ft. FROM THE IRON PIN MARKING THE NORTHEAST CORNER OF SAID 5 ACRE TRACT.

THE ABOVE-DESCRIBED TRACT IS ALSO SUBJECT TO A 20 ft. ELECTRIC EASEMENT WHICH RUNS ACROSS THE NORTH SIDE OF THE PROPERTY AND SERVES THE MIDDLE TENNESSEE ELECTRIC CO-OP.

AND THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.