12

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
#512627 4/1/97 las

BK/PG 10449:289

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
James R. Hitt 216 Two Mile Pike Goodlettsville, TN 37072	Same	Map/Parcel: 026-05-0 033 026-05-0 034 026-05-0 035 026-05-0 036

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, David G. Hitt by these presents does hereby quitclaim and convey unto James R. Hitt, his heirs, successors and assigns, all his right, title and interest in and to the property described on Exhibit A attached hereto.

The source of this description is the prior referenced deed.

This is improved property known as 216 Two Mile Pike, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 6th day of May, 1997.

David G. Hitt

0303325
IDENTIF. # REFERENCE

97 MAY -9 PM 12:12
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10449 PG 290

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David G. Hitt, 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 6 day of May, 1997.

Notary Public

My Commission Expires:
5/26/2000

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 102,000.00

Affiant

Subscribed and sworn to before me
this 6 day of May, 1997.

Notary Public

My Commission Expires:
5/26/2000

934 05/09 0101 60/50 CHECK 234.40

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning on the easterly margin of Two Mile Pike at a point 350 feet south of the southwest corner of the property conveyed to Willie E. Boyd by deed from E. H. Drake, et al, of record in Book 1716, page 593, Register's Office for said County, being the southeast corner of said Pike and a 50-foot unnamed street; thence with the southerly margin of said unnamed street north 67° east 234 feet; thence south 7° east 208 feet; thence southwestwardly 213 feet, more or less, to the easterly margin of Two Mile Pike; thence with said Pike north 23-1/2° west 200 feet to the beginning.

This conveyance is made subject to easement for a right-of-way recorded in Book 722. page 40, and easement and right-of-way recorded in Book 1260, page 22, said Register's Office.

This conveyance is further subject to the Agreement set out in the deed of Elaine Roscoe, H. R. Drake and E. H. Drake, to grantors, reading as follows:

"Grantors are owners of property adjoining the property hereby conveyed on the South and it is expressly understood and agreed that so long as they own any part of said property they are to have the right to use and enjoy a strip 20 feet side across the easterly end of the property described herein and conveyed hereby as an easement or right-of-way for a cattle path or crossing and which right or easement shall cease and terminate when grantors shall sell or transfer all of the property they now own to the South of that conveyed hereby."

II. A tract of land lying in the 10th Civil District of Davidson County, at Goodlettsville, Tennessee, and being the southerly 25 feet of Lot No. 13 and all of Lot No. 14 on an unrecorded plat of the H. R. Drake, et als, Subdivision, described, according to a survey made by H. R. Scott, Surveyor, on March 23, 1948, as follows:

Beginning at an iron pin on the east side of the right-of-way of the Two Mile Pike in Goodlettsville, the same being the southwest corner of Billy Hitt's tract, and being 200 feet east of an iron pin on the south side of the right-of-way of the street leading to the railroad underpass; thence with Hitt's line north 69° east 213 feet, more or less, to a stake in the right-of-way of the Louisville & Nashville Railroad Company, the same being Hitt's southeast corner; thence with the said railroad right-of-way, south 7° east 100 feet to a stake in said right-of-way, the same being the northeast corner of a tract of land this day conveyed to Lee Douglas, et ux., and the southeast corner of Lot No. 14; thence with the southern line of Lot No. 14, south 69° west, 201 feet, more or less, to a stake on the right-of-way of Two Mile Pike, the same being the southwest corner of Lot No. 14; thence, with the said right-of-way, northwest 100 feet to the point of beginning.

III. Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Being the northerly 16 feet of Lot No. 15 of the H. R. Drake, et al Subdivision made by J. R. Scott, Surveyor, on March 23, 1948, and described according to an unrecorded plat as follows:

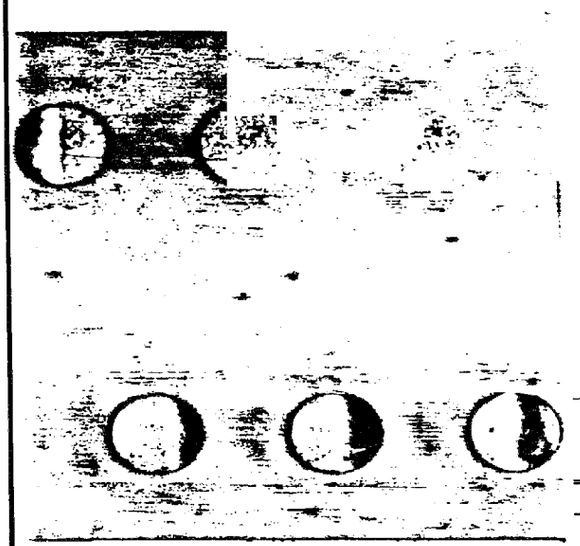
Beginning at a stake on the East side of the right-of-way of Two Mile Pike, the same being the northwest corner of Lot No. 15 and the southwest corner of a tract of land conveyed to Huffine Electric Company, a corporation, running thence with the north line of Lot No. 15, north 69° east 201 feet more or less to a stake in the right-of-way of the L & N Railroad, the same being the northeast corner of Lot No. 15 and the southeast corner of said conveyance to Huffine Electric Company; thence with the said right-of-way south 7° east 16 feet to a point in said right-of-way, the same being the northeast corner of as tract of land being conveyed this date to Lee Douglas; thence with the Douglas line, south 69° west 198 feet more or less, to a point of the right-of-way of Two Mile Pike, the same being the Douglas northwest corner; thence with said right-of-way to the point of beginning, 16 feet more or less.

Being the same property conveyed to B. Hitt Electric Company, Inc. from Billy Hitt and wife, Maxine B. Hitt by deed of record in Book 4341, Page 907, Register's Office for Davidson County, Tennessee.

IV. Being Lot No. 10 on the Map showing H. R. Drake et al's Subdivision at Goodlettsville, Tennessee, on Two Mile Pike, surveyed March 23, 1948, by J. R. Scott, Surveyor, and described as follows:

BEGINNING at the northeast intersection of a 50-foot street shown on said plan, being previously designed as a street, and a right-of-way for the dower tract of Mrs. Annie C. Roscoe, and being a 30-foot street, under the terms of a decree of record in Minute Book 21, page 138, of the Chancery Court, said street, now widened to a 50-foot street which leads from said Two Mile Pike to the L. & N. Railroad Underpass; thence with the margin of said street, north 67° east 238 to the right-of-way of the L. & N. Railroad; thence with the said right-of-way north 7° west, 78 feet to the corner of Lots 9 and 10; thence with the line between said lots westerly 247 feet to the easterly margin of Two Mile Pike; thence with the margin of said Pike, south 23-1/2° east 75 feet to the beginning.

Being the same property conveyed to the grantor by deed of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10449 PG 293

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 16.00
TOTAL 394.40
CHECK 394.00

05708257 01 12:15 0001 9314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303325
IDENTIF. ↑ REFERENCE

97 MAY -9 PM 12: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149363