Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 10744 PG 524

FROM

MICHAEL L. AND LINDA C. COZINE

AND

V. DALE KAUFFMAN

TO V. DALE KAUFFMAN

TO MICHAEL L. AND LINDA C. COZINE

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. & LINDA C COZINE (NAME)	SAME (NAME)	MAP 39 Par 257
4571 Dry Fork Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 49 -Par 276
Whites Creek, TN 37189-9042 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Linda C. Cozine
4571 Dry Fork Rd
Whites Creek, TN 37189-9042

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0.00 Linda C Cozine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF January 1998

Faye D. Ford
Notary Public

MY COMMISSION EXPIRES: 1-30-99

(AFFIX SEAL)

FOR AND IN CONSIDERATION ~~of love and affection (and~~ no monetary consideration) and for the express purpose of making a re-conveyance to ~~create~~ describe as Tract 2 property previously recorded in DB 06470, Pg 212 and DB 08068, Pg 537.

We, MICHAEL L. and LINDA C. COZINE

by these presents do hereby quitclaim and convey unto V. Dale Kauffman

_____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: and more particularly described on Exhibit A attached hereto and made a part hereof.

98 JAN -2 PM 3:00
REGISTER
DAVIDSON CO. TN.
PICK-UP

0386309
IDENTIF. ↑ REFERENCE

7931 01/02 0101 03CHECK 12.00

This is ~~unimproved ( )~~ improved (XX) property, known as 4571 Dry Fork Rd., Whites Creek, TN 37189-9042
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

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And now, I, the said V. DALE KAUFFMAN, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MICHAEL L. AND LINDA C. COZINE

_____

_____

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2ND day of JANUARY, 1998.

Linda C. Cozine

Michael L. Cozine

V. Dale Kauffman
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Faye S. Ford, a Notary Public in and for said County and State, the within named, MICHAEL L. AND LINDA C. COZINE, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of JANUARY, 1998

Faye S. Ford
Notary Public.

My commission expires: 11/27/99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Faye S. Ford, a Notary Public in and for said County and State, the within named V. DALE KAUFFMAN, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of JANUARY, 1998

Faye S. Ford
Notary Public.

My commission expires: 11/27/99

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING OF THIS DOCUMENT
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EXHIBIT A

BOOK 10744 PG 526

TRACT TWO

BEING A TRACT OF LAND LYING IN WHITES CREEK, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD AT A CORNER COMMON WITH THE PROPERTY OF A.M. CARNEY, ET UX, AS OF RECORD IN DEED BOOK 4578, PAGE 761, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD WITH THE WESTERLY PROPERTY LINE OF A.M. CARNEY, ET UX SOUTH 12 DEG 55 MIN 30 SEC WEST, 225.00 FEET TO AN IRON ROD SET;

THENCE SOUTH 37 DEG 34 MIN 27 SEC WEST, 362.78 FEET TO AN IRON ROD SET;

THENCE WITH THE NORTHERLY PROPERTY LINE OF A.M. CARNEY, ET UX, SOUTH 73 DEG 16 MIN 30 SEC WEST, 189.00 FEET TO AN IRON ROD SET;

THENCE NORTH 77 DEG 20 MIN 30 SEC WEST, 151.00 FEET TO AN IRON ROD SET;

THENCE NORTH 79 DEG 10 MIN 43 SEC WEST, 99.66 FEET TO AN IRON ROD SET;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF MICHAEL L. COZINE, ET UX, AS OF RECORD IN DEED BOOK 6470, PAGE 212, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE NORTH 11 DEG 43 MIN 44 SEC EAST, 398.13 FEET TO AN IRON ROD SET;

THENCE SOUTH 78 DEG 16 MIN 16 SEC EAST, 285.73 FEET TO AN IRON ROD SET;

THENCE NORTH 47 DEG 13 MIN 44 SEC EAST, 131.88 FEET TO AN IRON ROD SET;

THENCE SOUTH 67 DEG 16 MIN 16 SEC EAST, 130.22 FEET TO AN IRON ROD SET;

THENCE NORTH 32 DEG 13 MIN 44 SEC EAST, 170.13 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD SOUTH 81 DEG 16 MIN 16 SEC EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 217,800 SQUARE FEET OR 5.000 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL L. COZINE, AS OF RECORD IN DEED BOOK 6470, PAGE 212, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPOSED INGRESS EGRESS EASEMENT

BEING A TRACT OF LAND LYING IN WHITES CREEK, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK CREEK AT A CORNER COMMON WITH THE PROPERTY OF A.M. CARNEY, ET UX, AS OF RECORD IN DEED BOOK 4578, PAGE 761, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD WITH THE WESTERLY PROPERTY LINE OF A.M. CARNEY, ET UX SOUTH 12 DEG 55 MIN 30 SEC WEST, 182.56 FEET TO A POINT;

THENCE WITH A LINE THROUGH THE PROPERTY OF MICHAEL L. COZINE, ET UX, AS OF RECORD IN DEED BOOK 6470, PAGE 212, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE NORTH 67 DEG 16 MIN 16 SEC WEST, 107.68 FEET TO AN IRON ROD SET;

THENCE NORTH 32 DEG 13 MIN 44 SEC EAST, 170.13 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY FORK ROAD SOUTH 81 DEG 16 MIN 16 SEC EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13,586 SQUARE FEET OR 0.312 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL L. COZINE, ET UX, AS OF RECORD IN DEED BOOK 6470, PAGE 212, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PHOTOCOPY MEMO
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