10779:952

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6821A

MAP. GROUP. PARCEL.
006-00-0/067.00

NEW OWNERS:
Thomas M. Schlueter
126 Happy Valley Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

98 FEB -3 PM 1:07
REGISTER
DAVIDSON CO. TN.

0396638
IDENTIF. + REFERENCE

QUITCLAIM DEED

NO TITLE SEARCH

PREPARED FROM INFORMATION FURNISHED BY SELLER

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, Brian Keith Moore, a single man, and Thomas M. Schlueter, a single man, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto Thomas M. Schlueter, a single man, his heirs and assigns forever, the property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to grantors herein by deed of record in Book 9808, Page 274, Register's Office for Davidson County, Tennessee.

Brian Keith Moore
Brian Keith Moore

Thomas M. Schlueter
Thomas M. Schlueter

9045 02/03 0101 03CHECK 12.00

EXHIBIT A

Land in the 10th Civil District, Davidson County, Tennessee, described in part according to a survey by Wayne S. Cooper, Sr., Surveyor, dated May 4, 1966, and in part by a survey by John Kohl, Tennessee Registered Land Surveyor, No. 100, dated July 10, 1979, as follows:

BEGINNING at a point in the center of Happy Valley Road at the northwesterly corner of the James A. Woods Property (Book 4197, Page 641, Register's Office for said County); thence with Woods' property lines, South 43 deg. 00' West 350 feet; South 48 deg. 00' West 300 feet; North 42 deg. 00' West 118 feet; South 46 deg. 00' West 300 feet to a point; thence, with other property lines, North 86 deg. 00' West 625.06 feet, North 6 deg. 00' West 169.6 feet, North 8 deg. 00 West 313.5 feet, North 45 deg. 00' East 113 feet, South 77 deg. 00' East 669 feet, North 62 deg. 30' East 342 feet to the center of said road; thence with said center line, south 41 deg. 00' East 163.4 feet, South 43 deg. 15' East 200 feet and South 54 deg. 30' East 199 feet to the point of beginning and containing 18.01 acres, more or less,

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO GRANTEES BY SEPARATE DEED, THE SAME BEING DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee and being a portion of the Gary H. & Della P. Baker Property as of record in Deed Book 7528, Page 737, R.O.D.C, Tennessee and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc. dated June 7, 1995 as follows:

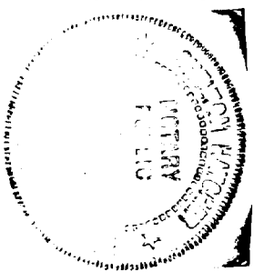
Beginning at a point in the southerly margin of Happy Valley Rd. marking the southeast corner of the said Baker Property and the southeast corner of this described tract; thence, leaving said margin, with the southerly line of this described tract, South 44 degrees 28 minutes 34 seconds West 342.73 feet to a point; thence, South 54 degrees 22 minutes 50 seconds West, 280.36 feet to a point; thence, leaving said southerly line, North 41 degrees 37 minutes 48 seconds West, 161.53 feet to a point; thence, North 13 degrees 54 minutes 12 seconds East, 603.95 feet to a point; thence, North 50 degrees 52 minutes 16 seconds East, 70.00 feet to a point in the southerly margin of Happy Valley Road; thence, with said margin, South 39 degrees 07 minutes 44 seconds East, 61.20 feet to a point; thence, with a curve to the left with a radius of 592.41 feet a length of 75.92 feet to a point; thence, South 46 degrees 28 minutes 16 seconds East, 133.96 feet to a point; thence, with a second curve to the left with a radius of 643.64 feet a length of 119.16 feet to a point; thence, South 57 degrees 04 minutes 43 seconds East, 25.54 feet to a point; thence, with a curve to the right with a radius of 382.65 feet a length of 65.07 feet to a point; thence, South 47 degrees 20 minutes 09 seconds East, 30.40 feet to the point of beginning, containing 5.01 acres more or less.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Brian Keith Moore, and Thomas M. Schlueter, the bargainors with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, this the 26th day of January, 1998.

Notary Public
MY COM. EXPIRES: 2/3/98



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is -0-.

AFFIANT

Sworn to and subscribed before me, this 26th day of January, 1998.

NOTARY PUBLIC
MY COM. EXPIRES: 2/3/98

