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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

BOOK 10835 PG 658

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wallace P. Mitchell 2948 Logan Road Greenbrier, TN 37073	Same as New Owner	Map 7 P/O Parcel 33

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between WALLACE P. MITCHELL, a single man, hereinafter referred to as the "GRANTOR", and WALLACE P. MITCHELL, a single man, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WALLACE P. MITCHELL, a single man, the GRANTOR, has this day bargained, sold and quitclaimed unto WALLACE P. MITCHELL, a single man, the GRANTEE, his heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 20th Civil District of Davidson County, Tennessee, described according to a survey dated March 6, 1998, by Mike Burns, Registered Land Surveyor, License No. 1053, as follows:

BEGINNING at an old iron pin, in the southern margin of U. S. Highway 41, the northwest corner of the Commercial Services Builders property as shown in Deed Book 9348, page 907, Register's Office for Davidson County, Tennessee, the northeast corner of this tract; thence along the line with Builders, South 33 deg. 08 min. 52 sec. West, 254.46 feet to a new iron pin; thence along a new line, North 49 deg. 47 min. 32 sec. West, 167.46 feet to an iron fence post; thence continuing along a new line, North 38 deg. 28 min. 13 sec. East, 49.29 feet to an old iron pin, the southeast corner of the D. Ronald Ingram property as shown in Deed Book 7925, page 583, Register's Office for Davidson County, Tennessee; thence along the line with Ingram, North 39 deg. 51 min. 24 sec. East, 207.10 feet to an old iron pin, in the southern margin of U. S. Highway 41; thence along the southern margin of U. S. Highway 41, South 48 deg. 12 min. 45 sec. East, 139.00 feet to the beginning, containing 0.897 acres, more or less.

BEING a portion of the property conveyed to Wallace P. Mitchell by deed from Burnette L. Hicks of record in Deed Book 6758, page 705, Register's Office for Davidson County, Tennessee.

The said property is improved property located at 1574 Springfield Highway, Goodlettsville, Tennessee 37072.

The property description, as set forth herein, was taken from a survey by Mike Burns, Registered Land Surveyor, License No. 1053, dated March 6, 1998.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

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

THE PURPOSE of this Quitclaim Deed is to reflect the property remaining, owned by Wallace P. Mitchell, after conveyances to Billy R. Pruett, et ux, and Lester B. Armistead, et ux, recorded simultaneously herewith.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 10th day of March, 1998.

Wallace P M. Jones
WALLACE P. MITCHELL, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE P. MITCHELL, a single man, 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 and official seal this the 10th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Wallace P M, Jones
AFFIANT

Sworn to and subscribed before me this the 10th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

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