QUITCLAIM DEED

BOOK 10880 PG 870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALLER BROTHERS PARTNERSHIP (NAME)	SAME (NAME)	PART OF:
5800 Clarksville Hwy (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 29
Joelton TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 96

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ Note — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 1998.

Notary Public

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ESTATE OF JAMES WALLER, DECEASED, by these presents do hereby quitclaim my/our interest unto WALLER BROTHERS PARTNERSHIP, his successors and assigns, all his right, title and interest in and to the following described tract of land:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the Clarksville Highway on the west margin of said tract from a set steel pin on a line northward North 1 deg. 01' 48" East for 1,573.49 feet to a point at a 25 inch Beech tree, then eastward on the back line, running generally with and intermittently intersecting Bear Branch Creek, North 57 deg. 03' 17" East for 298.02 feet to a 25 inch Beech tree, then North 53 deg. 46' 56" East for 298.32 feet to a 36 inch stump, then North 63 deg. 49' 30" East for 198.22 feet to a 36 inch Beech tree, then North 76 deg. 18' 40" East for 318.80 feet to a set steel pin, then North 89 deg. 56' East for 313.5 feet to a set steel pin at the north end of the east boundary, then turning southward, running generally along a drain past a 30 inch Sugar Maple tree near said line, South 3 deg. 38' 05" west for 1,261.88 feet to a steel post set in concrete, then turning southwestward, running generally along a drain, South 65 deg. 12' 57" West for 895.37 feet to a post at a 42 inch Elm tree, then turning southward, running with the fence line South 1 deg. 57' 26" East for 484.49 feet to a post, thence turning southeastward, running on a line, South 61 deg. 32' 54" East for 195.0 feet to a set steel pin, then turning southwestward on a line South 26 deg. 23' 08" West for 168.0 feet to a post on the Clarksville Highway, Tennessee Highway No. 112, then turning northwestward on a line parallel with the said Clarksville Highway

CONTINUED

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

Witness my hand this ____ day of 4-8, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ESTATE OF JAMES WALLER, DECEASED

By: Anna M. Waller
Anna M. Waller, Executrix

Anna M. Waller
Anna M. Waller, Sole Devisee

98 APR -9 PM 1:10
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0423855
IDENTIF. ↑ REFERENCE

CASTQCDE

LEGAL DESCRIPTION CONTINUATION

running North 62 deg. 00' 00" West for 632.31 feet to the set steel pin at the beginning, containing 41.979 acres more or less.

Being the same property surveyed by John B. Cole, III, in a survey dated November 4, 1977, and revised December 5, 1977. Including but excluding from the above described property is a 3 acre tract of land conveyed to William Cantrell and wife of record in Book 4379, page 753, Register's Office, reference is made to said description therein as though copied herein.

INCLUDED in the above-described description, but expressly EXCLUDED from this conveyance is the following described property:

LAND lying in Davidson County, Tennessee, fronting 55.0 feet on the northerly margin of Clarksville Highway, and being located approximately 100 feet northwest of the centerline of Eatons Creek Road in the Joelton community, and being further described according to a survey, dated March 17, 1998, by Wm. Robert Seigenthaler, Tenn. Registered Land Surveyor No. 177, as follows:

Beginning at the southwest corner of the herein described tract at a point in the northerly margin of Clarksville Highway, said point of beginning being the southwest corner of a tract of land containing 38.979 acres, more or less, conveyed to James Waller by deed of record in Book 5393, page 974, Register's Office for Davidson County, Tennessee; thence with the west boundary line of said tract and also running with the west margin of a 20 ft. wide access easement for Lot 1 on the plat of the J. B. McCormick Tract of record in Plat Book 4350, page 177, Register's Office for Davidson County, Tennessee, North 1 deg. 01 min. 48 seconds East 1,140.0 feet to a point; thence South 75 deg. 02 min. 26 sec. East 347.95 feet to a point; thence South 46 deg. 37 min. 06 sec. East 341.36 feet to a point; thence South 28 deg. 41 min. 00 sec. West 50.0 feet to an iron pin at the northeasterly corner of Lot 1 on the plat of the J. B. McCormick Tract; thence with the northerly line of said Lot 1 North 66 deg. 34 min. 00 sec. West 300.0 feet to an iron pin being the northwesterly corner of said Lot 1; thence with the westerly line of Lot 1 South 28 deg. 41 min. 00 sec. West 435.73 feet to an iron pin being the southwesterly corner of Lot 1; thence South 66 deg. 34 min. 00 sec. East 197.8 feet to a point; thence South 23 deg. 26 min. 00 sec. West 147.87 feet to a point; thence South 86 deg. 07 min. 41 sec. West 67.88 feet to a point; thence North 62 deg. 58 min. 12 sec. West 144.89 feet to a point in the east margin of the 20 ft. wide access easement for said Lot 1; thence with the east margin of said access easement South 1 deg. 01 min. 48 sec. West 252.02 feet to a point; thence leaving said east margin of the access easement South 11 deg. 50 min. 37 sec. East 130.24 feet to a point in the northerly margin of Clarksville Highway; thence North 62 deg. 00 min. 00 sec. West 55.0 feet to the beginning, and containing 5.15 acres, more or less.

Being part of the same property conveyed to James Waller, now deceased, by deed from Third National Bank in Nashville, as conservator of the Estate of James Burk McCormick, of record in Book 5393, page 974, Register's Office for Davidson County, Tennessee.

Anna M. Waller, executes this deed as the Executrix and Sole Devisee of the Estate of Oliver James Waller, Jr. (a/k/a James Waller), Deceased.

This Deed has been prepared from information furnished by the parties.

BOOK 10880 PG 872

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Anna M. Waller and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and sole devisee and _____ respectively of the ESTATE OF JAMES WALLER, DECEASED the within named bargainor, a corporation, and that She as such Executrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Anna M. Waller as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 8th day of April 1998.

My commission expires 3-24-01

Victoria A. Waller
Notary Public

VICTORIA A. WALLER NOTARY PUBLIC DAVIDSON

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