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BOOK 10902 PG 125

THIS INSTRUMENT PREPARED BY:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2
Nashville, TN 37214
615-885-0223

QUITCLAIM DEED

New Owner:
S & A ENTERPRISES, LLC
4440 Lebanon Road
Hermitage, Tennessee 37076

Send Tax Bills To:
New Owner

Mortgagee:
None

Map & Parcel

Map: **64**
Parcel: **18**

THIS INSTRUMENT PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

9002 04/27 0101 03CHECK 8.00

For and in consideration of One Dollar and other good and valuable consideration, we, **MICHAEL A. ATCHLEY**, having a one-half (½) undivided interest, and **RICHARD SPENCER**, having a one-half (½) undivided interest, do hereby grant, quitclaim and convey unto **S & A ENTERPRISES, LLC**, all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

Land lying and being situated in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by William M. Keel, Surveyor, dated May 24, 1984, as follows, to-wit:

Beginning at a concrete monument in the North margin of Shute Lane and being the center of (old) Old Hickory Boulevard; thence North 81° 49' 56" 134.40 feet to an iron pin; thence with a curve having a radius of 504.40 feet to a distance of 69.11 feet to an iron pin which is at the beginning of a curve; thence in a Northwest direction around said curve having a radius of 44.13 feet a distance of 77.56 feet to an iron pin the East margin of Old Hickory Boulevard; thence with said margin along a curve having a radius of 1885.35 feet a distance of 718.66 feet to an iron pin; thence North 33° 01' West 26.70 feet to an iron pin at the beginning of a curve; thence in a Northeast direction around said curve having a radius of 15.00 feet a distance of 34.39 feet to an iron pin in the South margin marked Montchanin Road; thence with said margin South 81° 38' 07" East 624.11 feet to a concrete monument which is located at the center of (old) Old Hickory Boulevard South 7° 50' 17" West 689.59 feet to a concrete monument which is the point of beginning and contains 6.67 acres, more or less.

Being the same property conveyed to Michael A. Atchley, having a one-half (½) undivided interest, and Richard Spencer, having a one-half (½) undivided interest, by Deed from ABG Properties, Inc. of record in Book 10078, Page 226, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:6.67 acres Old Hickory Blvd and Shute Lane, Nashville, Tennessee.

Witness our hands this the 16th day of April, 1998.

Michael A. Atchley
MICHAEL A. ATCHLEY

Richard W Spencer
RICHARD SPENCER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MICHAEL A. ATCHLEY and RICHARD SPENCER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of April, 1998.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires:February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Michael A Atchley
AFFIANT

Subscribed and sworn to before me this 16th day of April, 1998.

Amy Beth Walpole
NOTARY PUBLIC

My commission expires: February 3, 2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

043105
IDENTIF. & REFERENCE

98 APR 27 PM 3:46
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.