FILE BOX 57

Address New Owner as follows:
Scott M. Portis and wife,
Carol Len Portis
6205 Hillsboro Rd
Nashville TN 37215

Send tax bills to:
Same

Map-Parcel:
Map: 144
Parcel: 69
(Part of)

BOOK 10959 PAGE 217

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel R. Hightower,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **Scott M. Portis and wife, Carol Len Portis,** hereinafter called Grantees, Grantees' heirs and assigns all of Grantor's right, title and interest in and to certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to Daniel R. Hightower and wife, Jane H. Hightower by deed from Grace T. Murphy and husband, Joe G. Murphy of record in Book 4984, page 633, said Register's Office. The said Jane H. Hightower, being one and the same as Jane Hughes Hightower, having conveyed her interest to Daniel Russell Hightower, being one and the same as Daniel R. Hightower, by quitclaim deed of record in Book 6064, page 51.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 27 day of May, 1998.

Daniel R. Hightower

0445375
IDENTIFICATION REFERENCE

93 JUN-3 AM 10:00

5246 06/03 0101 03CHECK 16.00

BOOK 10959 PG 218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel R. Hightower, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 1st day of May, 1998.

Kerry L. Young
NOTARY PUBLIC

My Commission expires: Nov. 2, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 27th day of May 1998.

Kerry L. Young
NOTARY PUBLIC

My commission expires: Nov. 2, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

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PROPERTY DESCRIPTION

A tract of land lying in the Seventh Civil District of Davidson County, in the city of Forest Hills, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin marking the southwest corner of the Daniel R. Hightower property as described in Book 4984, Page 633, same being on the west line of Tract II as described in deed to J. B. Arlt, Jr. and Gentry Hale of record in Book 3966, Page 604, Register's Office, Davidson County, Tennessee; thence,

1. With Hightower's west line, North 12°17'11" West, 58.78 feet to an existing iron pin in concrete at the eastern most corner of Lot 20 of Chickering Estates, Section One as of record in Plat Book 2663, Page 87 Register's Office for Davidson County, Tennessee; thence,
2. With the easterly line of said Chickering Estates, Section One, North 12°25'04" West, 0.96 feet to an iron pin set, said iron pin being the northwest corner of the herein described tract; thence,
3. Leaving the easterly line of said Chickering Estates and with the remainder of said Hightower property, South 88°21'12" East, 87.26 feet to an iron pin set; thence
4. North 13°14'34" East, 9.90 feet to an iron pin set; thence,
5. North 25°57'33" East, 10.03 feet to an iron pin set;
6. North 36°33'30" East, 10.59 feet to an iron pin set;
7. North 62°03'01" East, 9.83 feet to an iron pin set;
8. South 85°45'08" East, 8.43 feet to an iron pin set; thence,
9. South 56°15'22" East, 9.90 feet to an iron pin set; thence,
10. South 48°52'06" East, 10.07 feet to an iron pin set; thence,
11. South 34°23'56" East, 10.18 feet to an iron pin set; thence,
12. South 27°55'38" East, 10.07 feet to an iron pin set; thence,
13. South 14°27'42" East, 9.89 feet to an iron pin set; thence,
14. South 09°45'19" East, 10.17 feet to an iron pin set; thence,
15. South 05°26'00" East, 9.83 feet to an iron pin set; thence,
16. South 08°58'24" East, 9.70 feet to an iron pin set; thence,
17. thence, North 87°44'10" East, 46.22 feet to an iron pin set; thence,
18. thence, North 04°22'39" West, 9.91 feet to an iron pin set; thence,
19. thence, South 88°24'06" East, 30.56 feet to an iron pin set; thence,
20. South 84°02'03" East, 87.11 feet to an iron pin set on the westerly line of a perpetual easement for ingress and egress as described in said Book 9945, Page 784; thence,
21. With said westerly line and a curve to the left, having a radius of 50.00 feet, a central angle of 25°40'50", an arc length of 22.41 feet and a chord bearing and distance of South 13°32'43" West, 22.22 feet to the southeast corner of said Hightower property; thence,
22. With Hightower's southerly line, North 89°46'10" West, 294.90 feet to the POINT OF BEGINNING, containing 13,348 Square feet or 0.306 acre.

EXHIBIT A

SO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30° 11' West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72° 27' West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47' West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.