BOOK 11135 PAGE 192

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC. mail
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leonard Michael Miller et al 1870 Baker Road Goodlettsville, TN 37072	SAME	Map 12 P/O Parcel 139,140 & 151

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, LEONARD M. MILLER, UNMARRIED hereinafter referred to as Grantors, do hereby Quitclaim and convey unto DONNA KAY NELTNER, TRUSTEE, hereinafter referred to as Grantee, his successors and assigns, all my right, title, and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

This instrument was prepared by information furnished by the parties herein. No warranty of title is either expressed or implied.

This conveyance is made subject to:
1) Any and all conditions, restrictions and easements of record.
2) 1998 Taxes and subsequent years.

AND NOW I, the said DONNA K. NELTNER, TRUSTEE, do hereby quitclaim and convey unto LEONARD MICHAEL MILLER, UNMARRIED AND MARGARET D. MILLER, A WIDOW, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, their heirs and assigns, the same property hereinafter described in Exhibit-A and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 29th DAY OF September, 1998.

Leonard M. Miller
LEONARD MICHAEL MILLER

Donna K. Neltner Trustee
DONNA K. NELTNER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD MICHAEL MILLER AND DONNA KAY NELTNER, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 29th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Affiant

Sworn to an subscribed before me this 29th day of September, 1998.

My Commission Expires: 1-26-2002

NOTARY PUBLIC

EXHIBIT-A

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT 2 ON AN UNRECORDED SURVEY BY RAY G. COLE, SURVEYOR LIC. NO. 924, DATED JUNE 17, 1988, JOB NO. 88-084, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF BAKER ROAD, SAID IRON PIN BEING LOCATED AT THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT BARRY AND WIFE, JAN BARRY, OF RECORD IN BOOK 7836, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE FROM SAID BEGINNING POINT ALONG THE WESTERLY MARGIN OF BARRY, SOUTH 15° 07' 53" WEST 452.08 FEET TO A POINT; THENCE SOUTH 8° 16' 38" WEST 986.67 FEET TO A POINT; THENCE NORTH 81° 10' 08" WEST 181.28 FEET TO A POINT; THENCE NORTH 9° 32' 36" EAST 981.67 FEET TO A POINT; THENCE NORTH 23° 05' 54" EAST 460.51 FEET TO A POINT IN THE SOUTHERLY MARGIN OF BAKER ROAD; THENCE ALONG THE SOUTHERLY MARGIN OF BAKER ROAD, SOUTH 85° 59' 22" EAST 96.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEONARD M. MILLER AND WIFE, DEBORAH L. MILLER BY DEED FROM JAMES D. SCOTT AND WIFE, PEARLIE B. SCOTT DATED OCTOBER 30, 1989 OF RECORD IN BOOK 7977, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN LEONARD MICHAEL MILLER BY QUITCLAIM DEED FROM DEBORAH L. MILLER DATED OCTOBER 5, 1993, OF RECORD IN BOOK 9104, PAGE 363, SAID REGISTER'S OFFICE.

0494378
IDENTIF. ← REFERENCE

98 OCT -1 AM 9:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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14.00