BOOK 11215 PAGE 848

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Regal Properties, LP c/o Jeffrey Richfield 6489 Clarksville Pike (Tract 3) Joelton, Tennessee 37080	Same	21 / 61

PICK-UP

98 NOV 23 AM 9:42
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

05 15532
IDENTIF. ✦ REFERENCE

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Jeffrey Richfield and Jodi S. Richfield, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Regal Properties, LP and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 3

LAND beginning at a point in the south right-of-way of Clarksville Highway, said point being the northwest corner of the Robert C. Hooberry property as recorded in Book 6137, page 915, Register's Office Davidson County, Tennessee, thence along the west line of Hooberry S 11 deg. 20' 54" W (passing an iron pin found at 3.00 feet) a total distance of 330.44 feet to a concrete marker found; thence along the south line of Hooberry S 74 deg. 26' 09" E a distance of 139.00 feet to an iron pin found at the southwest corner of the Dale A Fredrickson property as recorded in Deed Book 8180, page 857, said Register's Office; thence along the south line of Frederickson and the Denton Binkley property as recorded in Deed Book 2592, page 063, said Register's Office, S 77 deg. 36' 18" E a distance of 569.02 feet to an iron pin found in the west line of the Dora L. Felts property as recorded in Book 8300, page 385, said Register's Office; thence along the west line of Felts and the Steven P. Waters property as recorded in Book 9637, page 617, said Register's Office, S 06 deg. 00' 38" W a distance of 835.35 feet to an iron pin found at the northwest corner of the Clarksville Investors Trust property as recorded in book 9949, page 0012, said Register's Office; thence along the west line of Clarksville Investors Trust S 05 deg, 19" 44" W a distance of 1,380.49 feet to an iron pin found; thence S 04 deg. 51' 09" W (passing an iron pin found at 284.80 feet) a total distance of 337.06 feet to a point in a creek, said point being in the north line of the Timothy E. Moore and P.M. Sutton property as recorded in Deed 10605, page 036, said Register's Office, thence along said creek and the north line of Moore and Sutton S 73 deg. 08' 30" W a distance of 148.74 feet to a point; thence N 69 deg. 28' 06" W a distance of 101.95' to a point; thence S 31 deg. 55' 56" W a distance of 188.11 feet to a point said point being a corner of the Phila R. Hach property as record in Book 10033, page 674, said Register's Office; thence leaving said creek along a line of Hach, N 37 deg. 06' 02" W (passing iron pins found at 23.89 feet and 76.57 feet) a total distance of 89.88 feet to a point in a creek; thence along said creek N 17 deg. 35' 14" E a distance of 115.85 feet to a point; thence N 07 deg. 03' 08" W a distance of 12.59 feet to a point thence leaving said creek N 58 deg. 02' 22" W

(passing an iron pin found at 20.72 feet) a total distance of 349.29 feet to an iron pin set at the southeast corner of tract 2; thence along the lines of Tract 2 as follows: N 07 deg. 55' 02" E a distance of 2,131.92 feet to an iron pin set; thence N 67 deg. 54' 30" W a distance of 320.00 feet to an iron pin set; N 14 deg. 35' 30" E a distance of 630.00 feet to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 deg. 56' 14" E a distance of 121.77 feet to the point of beginning; containing 40.00 acres, more or less.

BEING a part of the same property conveyed to Jeffrey Richfield and Jodi S. Richfield, by deed from M & M Cattle Company, of record in book 11059, page 195, Register's Office for Davidson County, Tennessee; and

THIS improved property knows as: 6489 Clarksville Pike (Tract 3), Joelton, Tennessee 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of November, 1998

Jeffrey Richfield

Jodi S. Richfield

Alisha M. Duncan
Notary Public

My Commission Expires MAY 26, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUIT CLAIM DEED
PAGE 2

0190 11/23 0101 03CHECK 10-00

prepared by
Alisha Duncan
7340 Old Clarksville Pk.
Joelton, TN. 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Alisha M. Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOV. 1998.

B. Edwards
Deputy Register