BOOK 11215 PAGE 850

0515533

IDENTIF. ↑ REFERENCE

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Regal Properties, LP C/O Jeffrey Richfield 6489 Clarksville Pike (Tract 2) Joelton, Tennessee 37080	Same	21-61

98 NOV 23 AM 9:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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 2

LAND beginning at an iron pin set at the northeast corner of Tract 1, said point being in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 degrees 56' 14" E a distance of 50.00 feet to an iron pin set at the northwest corner of Tract 3; thence along the boundaries of Tract 3 as follows: S 14 deg. 35' 30" W a distance of 630.00 feet to an iron pin set; thence S 67 deg. 54' 30" E a distance of 320.00 feet to an iron pin set; thence S 07 deg. 55" 02" W a distance of 2,131.92 feet to an iron pin set in the north line of the Phila R. Hach property as recorded in Deed Book 10033, page 674 said Register's Office for Davidson County, Tennessee; thence along the north line of Hach N 58 deg. 02' 22" W a distance of 701.17 feet to an iron pin set at the southeast corner of Tract 1; thence along the east line of Tract 1 N 16 deg. 25' 51" E a distance of 1,687.27 feet to an iron pin set; thence N 14 deg. 35' 30" E a distance of 893.07 feet to the point of beginning; containing 24.50 acres, more or less.

CONVEYANCE is subject to taxes for 1998 and subsequent years, a lien, but not yet due and payable; subject to a 40-foot easement for Nashville Gas Company; subject to the following restrictions until the death of Earl L. Mayo and wife, Evelyn Mayo, according to the will of Mai Bell Fentress, of record in Davidson County Probate Court Clerk's Office:
There will be no trailers or mobile homes placed on the property; no junk vehicles or any vehicle not operable for more than 30 days are not allowed on the property.

BEING part of the same property conveyed to Jeffrey Richfield and wife, Jodi S. Richfield, by deed from Anderson L. Mann and wife Diane F. Mann and M & M Cattle Company, of record in Book 11059, page 185, Register's Office for Davidson County, Tennessee.

THIS improved property known as: 6489 Clarksville Pike (Tract 2), Joelton, Tennessee 37080.

BOOK 11215 PAGE 851

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

Jodi S. Richfield

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Richfield and Jodi S. Richfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 18th day of November, 1998.

Alisha M. Duncan
Notary Public

My Commission Expires MAY 26, 2002

My Commission expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

QUIT CLAIM DEED
PAGE 2

019 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. 19 98

R. Edwards
Deputy Register