This instrument prepared, based on
information furnished by others, by:
NIPPERT & NIPPERT
Attorneys at Law
112 S. Main St.
Ashland City, TN 37015

ADDRESS NEW OWNER:
Gary F. Larson
661 Mormans Arm Rd.
Nashville, TN 37207

Mail

SEND TAX BILLS TO:
Gary F. Larson
661 Mormans Arm Rd.
Nashville, TN 37207

MAP 29
GROUP
PARCEL 1

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Thousand Dollars ($20,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which are hereby acknowledged, I, **BENNETT L. CURTIS**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **GARY F. LARSON**, hereinafter called the Grantee, his heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land shown on Property Map 29, Assessor's Office, bounded in general by U. S. Highway 41-A on the west, Bianco Road on the north, John Butler on the east, and William Graves and Gary Bennett on the south, more particularly described as follows:

Beginning at an iron pin in a fence on the south side of Bianco Road, said pin being located in the west line of John Butler (ref. Deed Book 8225, Page 365, R. O. D. C.), and said pin being located S. 05 deg. 10 min. 21 sec. E. 26.17 ft. from a reference iron pin near the center of Bianco road, thence leaving the road and with Butler's west line, running generally with the fence, S. 05 deg. 10 min. 21 sec. E. 335.03 ft. to an existing iron pin at a fence intersection in William Graves' north line (ref. Deed Book 2742, Page 328, R.O.D.C.); thence with Graves' north line, running generally with a fence, N. 81 deg. 53 min. 26 sec. W. 138.67 ft. to an iron pin; thence continuing with the fence and eventually running with Gary Bennett's north line (ref. Deed Book 4985, Page 607, R.O.D.C.) for 3 calls:

N. 83 deg. 21 min, 11 sec. W. 354.98 ft. to an iron pin; and N. 78 deg. 57 min. 56 sec. W. 15.54 ft. to an iron pin at a fence corner on the east margin of U.S. Highway 41-A said pin being located N. 14 deg. 42 min. 43 sec. W. 4.69 ft. from a reference concrete R.O.W. monument; thence with the east margin of said highway N. 14 deg. 42 min. 43 sec. W. passing a witness iron pin at 76.49 ft., in

all 91.49 ft. to a point on the south margin of Bianco Road, said point being located 10 ft from the centerline of said road; thence leaving Highway 41-A and with the south margin of Bianco Road N. 75 deg. 57 min. 04 sec. E. 77.11 ft to a point, said point being located N. 14 deg. 02 min. 56 sec. W. 15 ft. from a witness iron pin; thence with a curve to the left having the following characteristics: delta= 03 deg. 33 min. 42 sec.; radius= 2386.65 ft.; arc= 148.37 ft.; tangent= 74.21 ft. chord= N. 74 deg. 10 min. 12 sec. E. 148.34 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence N. 72 deg. 23 min. 21 sec. E. 183.49 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence with a curve to the right having the following characteristics:
delta= 03 deg. 33 min. 42 sec.; radius= 2386.65 ft.;arc= 148.37 ft.; tangent= 74.21 ft. chord= N. 74 deg. 10 min. 12 sec. E. 148.34 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence N. 72 deg. 23 min. 21 sec. E. 183.49 ft. to a point, said poing being located N 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence with a curve to the right having the following characteristics:
delta= 02 deg. 27 min. 54 sec.; radius= 5680.99 ft. arc=244.42 ft.; tangent=122.23 ft.; chord= N. 73 deg. 37 min. 18 sec. E. 244.40 ft. to a point in Butler's west line, said point being located 10 ft from the centerline of the road, thence leaving the road margin and with Butler's S.05 deg. 10 min. 21 sec. E. 15.23 ft. to a point of beginning, containing 3.16 acres more or less, and being the remainder of Deed Book 2598, Page 595 Register's Office, according to a survey date January 25, 1993 by Randolph L. Chapdelaine, R.L.S. #1444 5106 Old Harding Road, Franklin, Tennessee, 37064.

Being the same property conveyed by Jewel D. Simmons to Bennett L. Curtis by quitclaim deed of record in Book 8974, page 788, Register's Office of ~~Cheatham~~ DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 12th day of August, 1999.

Bennett L. Curtis

BENNETT L. CURTIS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENNETT L. CURTIS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of August, 1999.

Kenneth Vaughn

Notary Public

My Commission expires: May 20, 2003

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 1999.

Notary Public

My Commission expires: May 20, 2003

7259 08/17 0101 01CASH 89.00

06254 20

IDENTIF. & REFERENCE

99 AUG 17 PM 2:31

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11623 PAGE 239

0625420
IDENTIF. ↑ REFERENCE

99 AUG 17 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	89.00
CASH	89.00

08/17/99 01 14:31 0001 7259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507502