THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

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REC'D FOR REC 06/01/2000 2:05:11PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Leona Hurn Curtis and Wanda Lee Hudgens 3763 Bianco Rd. ~~Ashland City~~ Joelton, TN 37080	SAME	29-217 AND 2377 **PICK-UP**

FOR AND IN CONSIDERATION of the sum of **ONE ($1.00) DOLLAR** cash in hand paid, and other good and valuable consideration and for the express purpose of making a reconveyance to create a tenancy in common, WE, **BENNETT L. CURTIS and wife, LEONA CURTIS,** as tenants by the entireties, GRANTORS, by these presents do hereby quitclaim and convey unto **JERRY W. HAMLIN, TRUSTEE,** his successors and assigns the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

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 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 = 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 County, Tennessee.

Included but excluded from this conveyance is the following property:

BEING Lot 1 on the plan of Curtis-Hudgens Subdivision, of record in Plat Book 8250, Page 740, Register's Office for Davidson County, Tennessee:

BEGINNING at an iron pin at the intersection of the easterly margin of the Clarksville Highway and the southerly margin of Bianco Road, being the northwest corner of Lot 1; thence, with the southerly margin of Bianco Road, north 75 degrees 57 minutes 04 seconds east, 77.11 feet to an iron pin; thence, continuing with said margin and a curve to the left (having a central angle of 03 degrees 33 minutes 43 seconds and a radius of 2401.65 feet) a distance of 149.31 feet to an iron pin; thence, continuing said margin, north 72 degrees 23 minutes 21 seconds east, 80.23 feet to an iron pin; thence, leaving said margin south 10 degrees 34 minutes 52 seconds east, 196.48 feet to an iron pin; thence, north 83 degrees 21 minutes 11 seconds west, 167.31 feet to an iron pin; thence, north 84 degrees 14 minutes 56 seconds west, 130.76 feet to an iron pin; thence, north 78 degrees 57 minutes 54 seconds west, 15.54 feet to an iron pin on the easterly margin of Clarksville Highway; thence, with said margin, north 14 degrees 42 minutes 43 seconds west, 76.49 feet to the point of beginning, containing 40,517.092 square feet or 0.930 acres.

BEING a part of 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 County, Tennessee.

BEING the same property conveyed to Bennett L. Curtis and wife, Leona J. Curtis by deed of record at Book 11618, Page 466, Register's Office for Davidson County, Tennessee.

AND now, I, the said **JERRY W. HAMLIN, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **LEONA HURN CURTIS and WANDA LEE HUDGENS,** as tenants in common, their heirs and assigns, the same property hereinabove described and set out, to which reference is here made and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands this the 14 day of April, 2000.

Bennett L. Curtis
BENNETT L. CURTIS

LEONA HURN CURTIS

JERRY W. HAMLIN, TRUSTEE

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, LEONA HURN CURTIS, AND JERRY W. HAMLIN, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, on this the 14th day of April, 2000.

NOTARY PUBLIC

My commission expires: July 22, 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer $-0-.

AFFIANT

Sworn to and subscribed before me this the 14th day of April, 2000.

NOTARY PUBLIC

My commission expires: July 22, 2003