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

Davidson County DEEDQC
Recvd: 02/14/01 13:15 4pgs
Fees:18.00 Taxes:0.00
20010214-0014281

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Robert A. Rosenthal Janet C. Rosenthal 2119 Griffintown Road White Bluff, TN 37187	SAME	76/1700 Cheatham 77/4000 Cheatham 77/43.00 Davidson

FOR AND IN CONSIDERATION of the sum of **FIFTEEN THOUSAND ($15,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **THOMAS R. JOHNSON,** by these presents do hereby quitclaim and convey thereby transferring the Grantors interest in the herein described real property unto **ROBERT A. ROSENTHAL, and wife JANET C. ROSENTHAL,** their successors and assigns, all of my right, title and interest in and to the following described tract of land:

Parcel No. 1: A certain tract or parcel of land lying in the Eighth Civil District of Davidson County, Tennessee, and the Ninth Civil District of Cheatham County, Tennessee, described as follows:

Beginning at an iron pipe found in a fence at the Southwest corner of the herein described tract and the Southeast corner of Tabbie George; thence from said point of beginning North 02 deg. 13 min. 46 sec. West 704.76 feet to an iron pipe found in the South line of Julia George; thence continuing with Julia George the following calls: North 83 deg. 04 min. 27 sec. East 52.06 feet to an iron pipe found, North 07 deg. 31 min. 16 sec. East 335.62 feet to an iron pin found at the Southeast corner of a 50 foot wide right-of-way; thence with said right-of-way and then Janet Johnson North 15 deg. 19 min. 03 sec. West 230.19 feet to an iron pin found at the Northeast corner of Janet Johnson and in the South line of John Johnson; thence on lines with John Johnson the following calls: North 83 deg. 19 min. 02 sec. East 1.93 feet to an iron pin found, North 35 deg. 43 min. 57 sec. East 467.80 feet to a 12-inch tree in the South line of Phillips; thence on lines with Phillips and generally with a fence the following calls: South 68 deg. 33 min. 29 sec. East 83.43 feet, South 80 deg. 08 min. 08 sec. East 142.31 feet to an iron pin found, North 66 deg. 36 min. 32 sec. East 303.23 feet to an iron pin found, North 58 deg. 19 min. 20 sec. East 84.53 feet to an iron pin found at the Southwest corner of Bibee; thence North 71 deg. 33 min. 02 sec. East 171.14 feet with the South line of Bibee to an iron pin found at the Southwest corner of Newcomer; thence on lines with Newcomer the following calls: North 82 deg. 37 min. 23 sec. East 462.16 feet to an iron pin found, South 75 deg. 19 min. 34 sec. East 280.44 feet to an iron pin found at the southeast corner of Newcomer; thence on line with Dozier and then Hailey and generally with a fence the following calls: South 57 deg. 03 min. 57 sec. East 74.59 feet, South 74 deg. 39 min. 40 sec. East 100.73 feet, South 86 deg. 42 min. 56 sec. East 59.57 feet, South 80 deg. 47 min. 48 sec. East 94.09 feet, South 66 deg. 40 min. 45 sec. East 52.93 feet, South 81 deg. 21 min. 45 sec. East 84.57 feet, South 44 deg. 23 min. 56 sec. East 64.49 feet, South 34 deg. 09 min. 03 sec. East 110.83 feet to an iron pin set, South 15 deg. 43 min. 53 sec. East 91.52 feet, South 02 deg. 42 min. 02 sec. East 102.75 feet, South 07 deg. 02 min. 40 sec. West 79.60 feet, South 01 deg. 23 min. 30 sec. West 145.45 feet, South 00 deg. 28 min. 48 sec. East

Cheatham County Tennessee
Rec #: 78884 Instrument 29649
Rec'd: 16.00 NBk: U Pg 170
State: 55.50 Recorded
Clerk: 1.00 2/13/2001 at 1:07 PM
EDP: 2.00 in Deed Book
Total: 74.50

169.61 feet, South 01 deg. 00 min. 45 sec. West 183.99 feet to an iron pin set, South 16 deg. 21 min. 02 sec. West 195.15 feet, South 32 deg. 53 min. 05 sec. West 91.06 feet, South 78 deg. 54 min. 43 sec. West 218.86 feet, North 78 deg. 16 min. 44 sec. West 75.80 feet, North 69 deg. 17 min. 03 sec. West 78.00 feet, South 85 deg. 57 min. 35 sec. West 130.73 feet to an iron pin set, South 70 deg. 22 min. 00 sec. West 142.64 feet, South 73 deg. 01 min. 27 sec. West 154.76 feet, South 69 deg. 28 min. 57 sec. West 107.70 feet, South 58 deg. 16 min. 27 sec. West 116.99 feet, South 56 deg. 28 min. 12 sec. West 89.92 feet, South 62 deg. 43 min. 29 sec. West 133.41 feet to an iron pin set, South 79 deg. 23 min. 41 sec. West 456.97 feet, South 80 deg. 28 min. 16 sec. West 70.82 feet, South 84 deg. 16 min. 39 sec. West 71.65 feet, South 77 deg. 28 min. 42 sec. West 233.73 feet, South 78 deg. 49 min. 51 sec. West 221.48 feet to the point of beginning, and containing 75.00 acres, more or less, according to survey of Tony M. Reasons, R.L.S. No. 508, dated March 1, 1993.

Being an interest in the same property conveyed to Robert A. Rosenthal and wife, Janet C. Rosenthal, by deed of record at Book 339, Page 512, Register's Office for Cheatham County, Tennessee and Book 10112, Page 451, Register's Office for Davidson County, Tennessee.

There is included in this conveyance a roadway for the purpose of ingress and egress, being 50 feet in width and running from a point in the Westerly margin of the above-described property to its intersection with Pond Creek Road. Said easement is bounded on the North by the property of Johnson, of record at Book 217, Page 468, and on the South by the property of George, of record at Book 217, Page 466, at its point of intersection with the subject property.

Parcel No. 2: A certain tract or parcel of land lying in the Ninth Civil District of Cheatham County, Tennessee, described as follows:

Being a tract of land lying wholly within the Ninth Civil District of Cheatham County, Tennessee, bounded in general by Pond Creek Road, the Pond Creek Acres Subdivision and Tabbie George on the East; Troy Slay and John Hailey, Jr., on the South; John Hailey, Jr., and Lawrence Barnes on the West; and the new Bethlehem Methodist Church on the North, more particularly described as follows:

Beginning at an iron spike in the center of a bridge in Pond Creek Road where it crosses Pond Creek, said spike being a North corner of Troy Slay (ref. Deed Book 214, Page 673, R.O.C.C.), and said spike being located in the West line of Tabbie George (ref. Deed Book 114, Page 80, R.O.C.C.); thence leaving George and the road, and with Slay's North line, running generally along the South side of the creek, North 84 deg. 45 min. 05 sec. West 170.09 feet to an iron pin in the creek across from the remnants of an old bridge retaining wall; thence leaving the creek South 36 deg. 44 min. 55 sec. West 66.00 feet to an iron pin; thence South 16 deg. 14 min. 55 sec. West 42.90 feet to an iron pin; thence South 09 deg. 44 min. 55 sec. West 99.00 feet to an iron pin in the center of an old roadbed in a tree line, said pin being located in John Hailey, Jr.'s line (ref. Deed Book 111, Page 127, Tract 1, R.O.C.C.), said pin being Slay's Southwest corner; thence leaving Slay and with Hailey South 80 deg. 44 min. 55 sec. West 27.55 feet to an iron pin in Pond Creek, an interior corner of Hailey; thence with Hailey's line, running first generally East of and then West of said creek, North 10 deg. 21 min. 25 sec. East 528.00 feet to an iron pin on the West bank of the creek; thence running generally with the creek, North 30 deg. 38 min. 35 sec. West 632.41 feet to an iron pin at a rock pile in the center of the creek; thence North 10 deg. 37 min. 30 sec. East 33.57 feet to an existing 1-inch iron pin in the center of the creek, said pin being the common corner between Hailey and Lawrence Barnes (ref. Deed Book 277, Page 263, R.O.C.C.); thence leaving Hailey and with Barnes North 10 deg. 37 min. 30 sec. East 125.94 feet to a brass rod in the creek; thence running generally

with the creek North 18 deg. 37 min. 07 sec. East 573.99 feet to an iron pin in the center of the creek; thence with the centerline of said creek North 12 deg. 01 min. 01 sec. West 302.96 feet to an iron pin in the center of the creek, said pin being the Southwest corner of the new Bethlehem Methodist Church (ref. Deed Book "G", Page 202, R.O.C.C.), and said pin being located South 12 deg. 01 min. 01 sec. East 267.61 feet from a reference planted stone on the East bank of the creek, said stone being an interior corner of the Church and the Northeast corner of Barnes; thence leaving Barnes and Pond Creek, and with the South line of the Church North 82 deg. 21 min. 25 sec. East 36.30 feet to an iron pin on the West margin of Pond Creek Road (as said road is shown dedicated on the plat of Pond Creek Acres Subdivision, Plat Book 2, Page 63, R.O.C.C.); thence leaving the Church and with the West margin of the road South 07 deg. 28 min. 44 sec. East, crossing an ingress-egress easement which serves James Newberry, in all 237.79 feet to an iron pin; thence with a curve to the right having the following characteristics: Delta = 23 deg. 09 min. 56 sec.; Radius = 623.77 feet; Arc = 252.20 feet; Tangent = 127.85 feet; Chord = South 04 deg. 06 min. 14 sec. West 250.49 feet to an iron pin; thence South 15 deg. 41 min. 12 sec. West, crossing an ingress-egress easement which serves Lawrence Barnes, in all 74.01 feet to an iron pin; thence with a curve to the right having the following characteristics: Delta = 09 deg. 36 min. 04 sec.; Radius = 709.56 feet; Arc = 118.90 feet; Tangent = 59.59 feet; Chord = South 20 deg. 29 min. 14 sec. West 118.76 feet to an iron pin; thence South 25 deg. 17 min. 16 sec. West 119.99 feet to an 18-inch hackberry; thence with a curve to the left having the following characteristics: Delta = 52 deg. 39 min. 00 sec.; Radius = 249.83 feet; Arc = 229.57 feet; Tangent = 123.61 feet; Chord = South 01 deg. 02 min. 14 sec. East 221.58 feet to an iron pin; thence South 27 deg. 21 min. 44 sec. East 365.23 feet to an iron pin in Pond Creek near the West end of a road culvert; thence leaving said creek and the road margin North 83 deg. 17 min. 04 sec. East 32.88 feet to an iron spike in the center of Pond Creek Road, said spike being the Northwest corner of Tabbie George; thence leaving the subdivision and with George's West line, running with the centerline of the road, South 34 deg. 13 min. 21 sec. East 20.98 feet to an iron spike; thence with a curve to the right having the following characteristics: Delta = 17 deg. 19 min. 33 sec.; Radius = 443.88 feet; Arc = 134.22 feet; Tangent = 67.63 feet; Chord = South 25 deg. 33 min. 35 sec. East 133.71 feet to an iron spike; thence South 16 deg. 53 min. 48 sec. East 384. 34 feet to an iron spike; thence with a curve to the right having the following characteristics: Delta = 00 deg. 48 min. 35 sec.; Radius = 4383.68 feet; Arc = 61.96 feet; Tangent = 30.98 feet; Chord = South 16 deg. 29 min. 31 sec. East 61.96 feet t the point of beginning, containing 3.25 acres, more or less, according to survey of Randolph L. Chapdelaine, R.L.S. No. 1444, dated August 19, 1992.

Being an interest in the same property conveyed to Robert A. Rosenthal and wife, Janet C. Rosenthal, by deed of record at Book 339, Page 517, Register's Office for Cheatham County, Tennessee.

The above-described tract is subject to two ingress-egress easements. One crosses from the road to a bridge over the creek near the North end of the property, and serves Lawrence Barnes. The second crosses from the road to a bridge over the creek even nearer the North end of the property, and serves James Newberry (ref. Deed Book 212, Page 177, R.O.C.C.) .

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

Tracts one and two are the same property conveyed to Thomas R. Johnson by deed of record at Book 339, Page 547, Register's Office for Cheatham County, Tennessee.

Grantee agrees to pay and hold Grantor harmless with regard to any indebtedness owed on the property herein conveyed.

WITNESS our hands this the 13th day of February, 2001.

THOMAS R. JOHNSON

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **THOMAS R. JOHNSON,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 the 13th day of February, 2001.

NOTARY PUBLIC
My commission expires: Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

AFFIANT

Sworn to and subscribed before me on this the 8th day of February, 2001.

NOTARY PUBLIC
My commission expires: Oct. 25, 2003