QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/28/01 09:39 2pgs
Fees:10.00 Taxes:0.00

20010228-0018387

N-TITAN-01-6445A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February

Notary Public

MY COMMISSION EXPIRES: 3/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Richfield	Franklin American Mtg.	
(NAME)	(NAME)	
6445 Old Clarksville Highway	501 Corporate Center Dr. #400	21-279
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Franklin, Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, The Balance Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Jeff Richfield HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:
Beginning at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S.T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee, said pin also being the northwest corner of the herein described tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec. W, 98.94 feet to an iron pin set; thence S 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steven Schmidt, et ux of record in Book 6811, Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E. 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min.36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson et ux of record in Book 5166, Page 378, said Register's Office, S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.8 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

Being the same property conveyed to The Balance Trust by Quitclaim Deed of record in Book 11215, Page 845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6445 Old Clarksville Highway, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this day of , .

Juanita Jefferson

The Balance Trust , Juanita Jefferson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared Juanita Jefferson and _____, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee and _____ respectively of the Balance Trust the within named bargainor, and corporation, and that she as such Trustee and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Juanita Jefferson as such Trustee.

Witness my hand and official seal at office at Nashville, TN this 16 day of February, 2000.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.