Davidson County DEEDQC
Recvd: 08/01/01 15:00 2pgs
Fees:12.00 Taxes:0.00
20010801-0081626

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Mary Nell Melton, unmarried,
Martha Lynn Smith and John W. Melton

TO:

Dixieland Co.,
108 South Main St
Ashland City, TN 37015

Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 82966 Instrument 33730
Rec'd: 8.00 NBk: U Pg 440
State: 0.00 Recorded
Clerk: 0.00 6/26/2001 at 8:00 am
EDP: 2.00 in Deed Book
Total: 10.00
539 Pg 775

MAP: 99
PARCEL: 140

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we , Mary Nell Melton, unmarried, Martha Lynn Smith and John W. Melton, Grantors herein, do hereby quitclaim and convey unto Dixieland Co., Grantee herein, its successors and assigns, all our rights, titles and interests in and to the following described property:

LAND in the 8th Civil District of Davidson County, Tennessee, AND BEING Tract No. 41 of Frontier Acres as it appears on a March 23rd, 1995, survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee, 37221, and being more particularaly described according to said survey as follows:

BEGINNING at a concrete nail set in a headwall in the easterly margin of the right of way for Pond Creek Road, in a south line of the larger tract from which this tract was derived; thence with said margin in a northerly direction around a curve to the left with delta of 34 degrees 07 minutes 56 seconds, radius of 725.00 feet, chord bearing of north 12 degrees 01 minutes 19 seconds east, chord of 425.54 feet and length of 431.90 feet for a distance of 431.90 feet to an iron pin set in the line of the tract from which this tract was derived; thence leaving said margin and with said line north 73 degrees 03 minutes 16 seconds east 211.78 feet to an iron pin found; thence with an east line of the tract from which the subject tract was derived south 07 degrees 02 minutes 00 seconds west 508.23 feet to an iron pin found; thence with a southerly line of the tract from which this tract was derived north 83 degrees 24 minutes 13 seconds west 230.52 feet to the beginning, and containing 2.04 acres, more or less, according to said survey.

BEING a part of the same land conveyed to Leonard Melton and John W. Melton by deed of record in Book 9576 at page 71 in the Register's Office of Davidson County, Tennessee. The said Leonard Melton died testate on January 17th, 1999, and by his will of record in Will Book 5 at page 399 in the Cheatham County Clerk and

Master's Office, he devised his interest in the hereinabove described property to Mary Nell Melton, Martha Lynn Smith and John W. Melton.

The hereinabove described property is not the residence of any of the married grantors, they and their spouses residing elsewhere.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25th day of June, 2001.

Mary Nell Melton
MARY NELL MELTON

Martha Lynn Smith
MARTHA LYNN SMITH

JOHN W. MELTON

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARY NELL MELTON, MARTHA LYNN SMITH, JOHN W. MELTON the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS our hands, at office this the 25th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 11-23-2003

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Grantee

SWORN to and subscribed before me
this the 25th day of June, 2001

NOTARY PUBLIC

My commission expires: 11-23-2003