47

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Richfield (NAME)	New Owner (NAME)	MAP 21
40 acres, Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	6445 Old Clarksville Highway (STREET ADDRESS)	PARCEL 59
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 2001.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2002
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Regal Properties, LP ,

by these presents do hereby quitclaim my/our interest unto Jeffrey Richfield and wife, Jodi Richfield ,

their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee and more particularly described as follows:

Land beginning at a point in the south right-of-way of Clarksville Highway, said point being the northwest corner of the Robert C. Hooberry property as recorded in Book 6137, Page 915, Register's Office Davidson County, Tennessee, thence along the west line of Hooberry S 11 deg. 20' 54" W (passing an iron pin found at 3.00 feet) a total distance of 330.44 feet to a concrete marker found; thence along the south line of Hooberry S 74 deg. 26' 09" E a distance of 139.00 feet to an iron pin found at the southwest corner of the Dale A. Frederickson property as recorded in Deed Book 8180, Page 857, Register's Office for Davidson County, Tennessee; thence along the south line of Frederickson and the Denton Binkley property as recorded in Deed Book 2592, Page 63, Register's Office for Davidson County, Tennessee, S 77 deg. 36' 18" E a distance of 569.02 feet to an iron pin found in the west line of the Dora L. Felts property as recorded in Book 8300, Page 385, Register's Office for Davidson County, Tennessee; thence along the west line of Felts and the Steven P. Waters property as recorded in Book 9637, Page 617, Register's Office for Davidson County, Tennessee, S 06 deg. 00' 38" W a distance of 835.35 feet to an iron pin found at the northwest corner of the Clarksville Investors Trust property as recorded in Book 9949, Page 12, Register's Office for Davidson County, Tennessee; thence along the west line of Clarksville Investors Trust S 05 deg. 19' 44" W a distance of 1,380.49 feet to an iron pin found; thence S

CONTINUED

Property Address: 40 acres, Clarksville Pike, Joelton, TN 37080

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

Witness our hands this 7th day of December , 2001 , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regal Properties, LP

By: _____
Jeffrey Richfield, General Partner

_____
Jodi Richfield, General Partner

Davidson County DEEDQC
Recvd: 12/13/01 10:29 3pgs
Fees:17.00 Taxes:0.00

20011213-0137612

CASTQCDE

LEGAL DESCRIPTION CONTINUATION

04 deg. 51' 09" W (passing an iron pin found at 284.80 feet) a total distance of 337.06 feet to a point in a creek, said point being in the north line of the Timothy E. Moore and P. M. Sutton property as recorded in Book 10605, Page 36, Register's Office for Davidson County, Tennessee; thence along said creek and the north line of Moore and Sutton S 73 deg. 08' 30" W a distance of 148.74 feet to a point; thence N 69 deg. 28' 06" W a distance of 101.95' to a point; thence S 31 deg. 55' 56" W a distance of 188.11 feet to a point said point being a corner of the Phila R. Hach property of record in Book 10033, Page 674, Register's Office for Davidson County, Tennessee; thence leaving said creek along a line of Hach, N 37 deg. 06' 02" W (passing iron pins found at 23.89 feet and 76.57 feet) a total distance of 89.88 feet to a point in a creek; thence along said creek N 17 deg. 35' 14" E a distance of 115.85 feet to a point; thence N 07 deg. 03' 08" W a distance of 12.59 feet to a point thence leaving said creek N 58 deg. 02'22" W (passing an iron pin found at 20.72 feet) a total distance of 349.29 feet to an iron pin set at the southeast corner of Tract 2; thence along the lines of Tract 2 as follows: N 07 deg. 55' 02" E a distance of 2,131.92 feet to an iron pin set; thence N 67 deg. 54' 30" W a distance of 320.00 feet to an iron pin set; N 14 deg. 35' 30" E a distance of 630.00 feet to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 deg. 56' 14" E a distance of 121.77 feet to the point of beginning; containing 40.00 acres, more or less.

BEING the same property conveyed to Regal Properties, LP, by Quitclaim Deed from Jeffrey Richfield and Jodi S. Richfield, of record in Book 11215, Page 848, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JEFFREY RICHFIELD and JODI RICHFIELD**, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be the **General Partners of REGAL PROPERTIES, LP,** and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 7th day of December, 2001.

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE