QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eagles Landing Foundation (NAME)	Same (NAME)	MAP 21
6445 Old Clarksville Hwy (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 59
Joelton TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072
FROM INFORMATION FURNISHED BY THE PARTIES..NO TITLE SEARCH WAS PERFORMED.

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 22 DAY OF April 2002.

Notary Public

MY COMMISSION EXPIRES: 3-27-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jeffrey Richfield and wife, Jodi Richfield,

by these presents do hereby quitclaim my/our interest unto Eagles Landing Foundation,

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

Land in the 14th Civil District of Davidson County, Tennessee, being Tract 3 as shown on survey by Earl R. Mayo, Registered Land Surveyor #1338, dated November 18, 2000, and more particularly described in "EXHIBIT A" which is attached hereto and made a part hereof.

Being the same property conveyed to Jeffrey Richfield and Jodi Richfield, by deed from Regal Properties, LP, of record in Instrument No. 20011213-0137612, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 04/29/02 13:05 3pgs
Fees:17.00 Taxes:0.00

20020429-0052286

Property Address: ,

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

Witness our hands this 22 day of April, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey Richfield

Jodi Richfield

CASTQCDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Richfield and wife, Jodi Richfield,

the bargainor s, 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 my hand and official seal at Goodlettsville, Tennessee, this 22 day of April, 2002.

Commission expires 3-27-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Lisa Foreman, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey + Jodi Richfield, with whom I am personally acquainted and who upon this oath(s) acknowledged they to be the owners and said property Regal Properties Limited Partnership respectively of the within named bargainor, a corporation, and that Regal Prop. Ltd. Partnership and Jeffrey Richfield being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Regal Properties, LP as such Limited Partnership and attesting the same by the said Company as such GP.

Witness my hand and official seal at office at 6445 Old Clarksville Pk on this the 22 day of April, 2002.

My commission expires 3-27-04

Notary Public

EXHIBIT "A"

TRACT 3

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 Deed Book 6137, Page 915, Register's Office for Davidson County, Tennessee; thence along the west line of Hooberry S 11 deg. 20' 54" W (passing an iron pin found at 3.00') a total distance of 330.44' to a concrete marker found; thence along the south line of Hooberry S 74 deg. 26' 09" E a distance of 139.00' to an iron pin found at the southwest corner of the Dale A. Fredrickson 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 063, Register's Office for Davidson County, Tennessee, S 77 deg. 36' 18" E a distance of 569.02' to an iron pin found in the west line of the Dora L. Felts property as recorded in Deed 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 Deed Book 9637, Page 617, Register's Office for Davidson County, Tennessee, S 06 deg. 00' 38" W a distance of 835.35' to an iron pin found at the northwest corner of the Clarksville Investors Trust property as recorded in Deed Book 9949, Page 0012, 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' to an iron pin found; thence S 04 deg. 51' 09" W (passing an iron pin found at 284.80') a total distance of 337.06' 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 Deed Book 10605, Page 036, 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' 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' to a point, said point being a corner of the Phila R. Hach property as recorded in Deed 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' and 76.57') a total distance of 89.88' to a point in a creek; thence along said creek N 17 deg. 35' 14" E a distance of 115.85' to a point; thence N 07 deg. 03' 08" W a distance of 12.59' to a point; thence leaving said creek N 58 deg. 02' 22" W (passing an iron pin found at 20.72') a total distance of 349.29' to an iron pin set at the southeast corner of resubdivided Tract 2; thence along the lines of resubdivided Tract 2 as follows: N 07 deg. 55' 02" E a distance of 2,131.92' to an iron pin set; thence N 67 deg. 54' 30" W a distance of 269.57' to an iron pin set; thence N 14 deg. 35' 30" E a distance of 637.04' 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 71.77' to the point of beginning, containing 39.27 acres, more or less.