Davidson County DEEDQC
Recvd: 05/02/02 15:20 3pgs
Fees:17.00 Taxes:0.00
20020502-0054385

58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Edward H. Boyd 4118 Maxwell Road Antioch, TN 37013	Same as New Owner	175-00-0-039.00 (Tract I) 175-00-0-039.01 (Tract II)

This instrument prepared by: DAVID B. GRAY
Hix & Gray, PLC, 315 Deaderick Street, Suite 1620, Nashville, TN 37238

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Edward Ray Boyd**, a married man ("Grantor"), hereby sells and quitclaims to **Edward H. Boyd**, an individual ("Grantee"), his heirs and assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 12605 and 12615 Old Hickory Boulevard, Antioch, Tennessee 37013.

Executed as of the 1st day of May, 2002.

Edward Ray Boyd
EDWARD RAY BOYD, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Edward Ray Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 1st day of May, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Jane Hixson
Affiant

Subscribed and sworn to before me this 1st day of Nov., 2002.

DAVID B. GRAY
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/31/04

THIS QUITCLAIM DEED PREPARED BASED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. NO COUNSEL OR ADVICE WAS RENDERED BY THE DRAFTER OF THIS DOCUMENT TO EITHER THE GRANTOR OR THE GRANTEE, AND HIX & GRAY, PLC ASSUMES NO LIABILITY FOR THE CONTENTS HEREIN OR THE CONSEQUENCES TO EITHER PARTY HEREBY.

C:\Jane\InSouth\Boyd\QCDeed

EXHIBIT A

TRACT #1:

Land in Davidson County and being more particularly described as follows:

BEGINNING at an iron rod being a common corner with the CNF Properties, Inc. property as of record in Deed Book 10319, Page 614, R.O.D.C. and being on the southern right of way of Old Hickory Boulevard;

Thence with the CNF Properties, Inc. property line and generally following fence line, S 09 deg. 00'28" W, 630.59 feet to an iron rod;

Thence S 20 deg. 20'04" W, 263.89 feet to an iron rod;

Thence N 77 deg. 36'48" W, 182.98 feet to an iron rod;

Thence N 82 deg. 00'04" W, 417.85 feet to a point;

Thence leaving said property, N 09 deg. 59'36" E, 596.19 feet to an iron rod and being a common corner with the Mosley property as of record in Deed Book 3817, Page 15, R.O.D.C.;

Thence with the Mosley property line and following a fence line, S 74 deg. 39'53" E, 204.72 feet to an iron rod;

Thence N 10 deg. 14'43" E, 217.71 feet to an iron rod and being a common corner with the Tennessee Telephone Company property as of record in Deed Book 9923, Page 327, RO.D.C.;

Thence with the Tennessee Telephone company property line and following a fence line, S 69 deg. 13'59" E, 104.67 feet to an iron rod;

Thence N 10 deg. 00'23" E, 184.76 feet to an iron rod and being on the southern right of way of Old Hickory Boulevard;

Thence with said right of way S 69 deg. 10'13" E, 335.26 feet to the POINT OF BEGINNING and containing therein 11.51 +/- acres.

Included in this property exists a 20 foot Sanitary Sewer Easement that follows 10 feet either side of an 8 inch sanitary sewer line.

Being the same property conveyed to Edward Ray Boyd, a married man, by Warranty Deed from Edward H. Boyd, of record in Instrument No. 20010518-0051446, Register's Office for Davidson County, Tennessee.

TRACT #2:

Beginning at a nail in a bottle cap on the centerline of Hobson Pike (Old Hickory Blvd.), said nail being 440 feet, more or less, in a westerly direction from an old established fence and property line; thence with a line South 5 degrees, 57 minutes, West 417.4 feet to an iron pin; thence with a line North 72 degrees, 30 minutes West 208.7 feet to an iron pin; thence with a line North 5 degrees, 57 minutes East 417.4 feet to a nail in a bottle cap in the center line of Hobson Pike (Old Hickory Blvd.); thence with said centerline South 72 degrees, 30 minutes East 208.7 feet to the point of beginning, and contains 2.0 acres, more or less.

Being the same property conveyed to Edward Ray Boyd, a married man, by Warranty Deed from Edward H. Boyd, of record in Instrument No. 20010518-0051448, Register's Office for Davidson County, Tennessee.