47

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey Richfield (NAME) | New Owner (NAME) | MAP 21 |
| 6445 Old 24/14/addrs/ 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- Kathy J Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF November 2002.

Doris Colley
Notary Public

MY COMMISSION EXPIRES: 10-26-05
(AFFIX SEAL)

DORIS COLLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jeffrey Richfield d/b/a Eagles Landing Foundation ,

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

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

TRACT I: (Known as Tract 2A)
Beginning at an iron pin set at the northwest corner of resubdivided Tract 3, said point being in the south right-of-way of Clarksville Highway; thence along the boundaries of resubdivided Tract 3 as follows: S 14 deg. 35' 30" W a distance of 637.04' to an iron pin set; thence S 67 deg. 54' 30" E a distance of 269.57' to an iron pin set; thence S 07 deg. 55' 02" W a distance of 1,280.22' to an iron pin set at the northeast corner of resubdivided Tract 2B; thence along the north line of resubdivided Tract 2B N 46 deg. 45' 33" W a distance of 615.66' to an iron pin set at the northwest corner of resubdivided Tract 2B and in the east line of resubdivided Tract 1B; thence along the boundaries of resubdivided Tract 1B as follows: N 16 deg. 25' 51" E a distance of 700.00' to an iron pin set; thence S 75 deg. 24' 30" E a distance of 51.76' to an iron pin set; thence N 14 deg. 35' 30" E a distance of 948.50' 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 50.00' to the point of beginning, containing 12.00 acres, more or less.

Tract 2A includes a 50' wide ingress/egress easement, the centerline of said easement being described as follows: Beginning at a point in the south line of Tract 3, said point being S 67 deg. 54' 30" E a distance of 50.00' from the most westerly southwest corner of Tract 3; thence S 52 deg. 42' 40" W a

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Property Address: 24.14 acres, Clarksville Hwy., Joelton, TN 37080
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 5th day of November , 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

Davidson County DEEDQC
Recvd: 12/03/02 16:21 3pgs
Fees:17.00 Taxes:0.00
20021203-0148921

LEGAL DESCRIPTION CONTINUATION

distance of 161.30' to a point in the east line of Tract 1B, said point being S 14 deg. 35' 30" W a distance of 770.00' from the northeast corner of Tract 1B.

Tract 2A also includes a 50' wide ingress/egress easement which encompasses the full width of Tract 2A from the south right-of- way of Clarksville Highway to a point S 14 deg. 35' 30" W a distance of 550.00' from said right-of-way.

TRACT II: (Known as Tract 2B)
Beginning at an iron pin set at the southeast corner of resubdivided Tract 2A, said point being in the west line of resubdivided Tract 3; thence along the west line of resubdivided Tract 3 S 07 deg. 55' 02" W a distance of 851.70' to an iron pin set in the north line of the Phila R. Hach property as recorded in Deed Book 10033, Page 674, RODCT; thence along the north line of Hach N 58' 02' 22" W a distance of 701.17' to an iron pin set at the southeast corner of resubdivided Tract 1B; thence along the east line of resubdivided Tract 1B N 16 deg. 25' 51" E a distance of 932.27' to an iron pin set at the southwest corner of resubdivided Tract 2A; thence along the south line of resubdivided Tract 2A S 46 deg. 45' 33" E a distance of 615.66' to the point of beginning, containing 12.14 acres, more or less.

BEING the same property conveyed to Eagles Landing Foundation, by deed from Regal Properties, LP, of record in Instrument No. 20020429-0052285, Register's Office for Davidson County, Tennessee.

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 d/b/a Eagles Landing Foundation

the bargainor _____, 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 and official seal at Goodlettsville, Tennessee, this 5th day of November, 2002.

Commission expires 10-26-05

Notary Public

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public