Davidson County DEEDQC
Recvd: 02/05/03 13:55 2pgs
Fees:12.00 Taxes:0.00
20030205-0015976

This Instrument Prepared By and Returned To:
Law Office of Robert L. Scruggs
111 Westwood Place, Suite 304
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Jeff Richfield **6445 Old Clarksville Road** **Joelton, TN 37086**	**Same as Owner**	**Map 21** **Parcel 279.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Juanita Jefferson, Trustee of The Balance Trust,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Jeff Richfield and wife, Jodi Richfield,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Being a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S.T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee; said pin also begin the northeast corner of the herin descirbed tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec W, 98.94 feet to an iron pin set; thence S. 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steve Schmidt, et ux of record in Book 6811, Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E, 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min. 36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to n iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E. 193.48 feet to an iron pin set; 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.05 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

Being the same property conveyed to The Balance Trust by Quitclaim Deed of record as Instrument No. 20010314-0024379, Register's Office for Davidson County, Tennessee.

This is improved property known as 6445 Old Clarksville Pike, Joelton, Tennessee 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of **January, 2003.**

Juanita Jefferson

Juanita Jefferson,
Trustee of The Balance Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, of the state and county aforesaid, personally appeared Juanita Jefferson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the trustee under that certain Trust Agreement dated February 19, 1998, for the benefit of The Balance Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this the 31st **day of January ,2003.**

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE NOELA F. HOOLAY

My Commission Expires: 3/27/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 31st **day of January, 2003.**

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires:

NOTARY PUBLIC