QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/21/03 12:50 2pgs
Fees:12.00 Taxes:0.00

20030321-0037757

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF FEBRUARY, 2003.

NOTARY PUBLIC

My Comm Expires 3-26-05

THIS INSTRUMENT WAS PREPARED BY: and Return to:
J. MICHAEL MORGAN, ATTORNEY
FIRST TITLE AND ESCROW COMPANY, INC.
2000 Richard Jones Road, Suite 140
Nashville, TN 37215 #20070

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lurton Goodpasture, III. 4948 Bull Run Road Ashland City, TN 37015	Chase Manhattan Mortgage Corp. P.O. Box 572405 Murray, UT 84157	049-101

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Cherie R. Goodpasture, **("Grantor(s)"),** by these presents, quitclaims, grants and conveys unto Lurton Goodpasture, III., **(Grantee(s)"),** his successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Property Address: 4948 Bull Run Road, Ashland City, TN 37015

Grantor, Cherie R. Goodpasture hereby executes this Quit Claim Deed for the purpose of conveying her one-half (1/2) marital interest in and to said property to the Grantee, Lurton Goodpasture, III.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set her on this the 13th day of February, 2003.

Cherie R. Goodpasture

Cherie R. Goodpasture

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 13 day of February, 2003, before me personally appeared Cherie R. Goodpasture, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My comm expires 3-26-05

EXHIBIT A

Being a Tract of Land lying in Nashville, Davidson County, Tennessee and being part of the property of Everett L. Garner of Record in Deed Book 3974, page 84, Register's Office for Davidson County, Tennessee, and being bounded on the south by the remainder of the Garner property and by Tract One, on the west by Nancy C. Warnecke, on the North by Garner and on the east by Garner and Tract Three, and by Arlene Felts and being more particularly desribed as follows:

Beginning at an iron pin at the southeat corner of this tract at a common corner with Tract One and Felts;

Thence with a severance line across Garner and with Tract One, North 64 Degrees, 12 minutes, 12 seconds, West, 533.60 feet to an iron pin in the east line of Warnecke;

Thence with Warnecke, North 03 degrees, 31 minutes, 55 seconds, East, 479.15 feet to an iron pin;

Thence North 04 degrees 38 minutes, 43 seconds, East, 321.51 feet to an iron pin;

Thence with a severance line across Garner, South 75 degrees 15 minutes, 09 seconds, East, 643.47 feet to an iron pin at a common corner with Tract Three;

Thence with Tract Three, South 07 degrees 19 minutes, 02 seconds East, 533.35 feet to an iron pin in the north line of Felts;

Thence North 85 degrees, 30 minutes, 08 seconds West, 100.00 feet to an iron pin at a common corner with Felts;

Thence with Felts, south 25 degrees, 35 minutes, 06 seconds West, 383.54 feet to the point of Beginning, containing 549,522 square feet or 12.615 acres, more or less being designated as Tract Two on and described according to survey by R. Scot Cherry, R.L.S. Tennessee N0. 1512, dated September 7, 1992.

TRACT II

Being a tract of Land lying in Nashville, Davidson County, Tennessee and being part of Tract One of the Keith Loiseau property as of Record in Deed Book 8768, page 909 and being bounded on the north by Tract Two of the Keith Loiseau property on the East by Arlene Felts property as of Record in Deed Book 4987, page 391, on the South by Tract One-B of the Keith Loiseau property and on the West by the Nancy C. Warnecke proepty as of record in Deed Book 5536, page 106 and being more particularly described as follows:

Beginning at an iron pin at the intersection of the south line of Tract Two and the West line of Arlene Felts; thence with Felts South 14 degrees, 55 minutes, 58 seconds West, 175.00 feet to an iron pin at a corner commonwith Tract One-B; thence with Tract One-B North 74 degrees, 17 minutes, 03 seconds West, 469.81 feet to an iron pin in the East line of Nancy C. Warnecke; thence with Warnecke North 03 degrees, 31 minutes, 55 seconds East, 274.57 feet to aon iron pin at a corner common with Tract Two; thence with Tract Two South 64 degrees, 12 minutes, 12 seconds East, 533.60 feet to the point of beginning, containing 180.898 square feet (2.5000 acres more or less).

Being the same property conveyed to Lurton Goodpasture, III, from Keith A. Loiseau, unmarried by Warranty Deed dated October 23, 1992, of Record in Book 8766, page 919 (tract one) and in Book 9036, page 432 (tract two), Register's Office for Davidson County, Tennessee.

Subject to Ingress/Egress of Record in Book 7725, page 837, Register's Office for Davidson County, Tennessee, as amended to include utilities of Record in Book 7945, page 930 and in Book 9036, page 428, said Register's Office; Waterline agreement of Record in Book 9036, page 430, RODC; Right of Way easement granted to South Central Bell of Record in Book 8111, page 190, RODC; Lack of Direct access to a public road, Register's Office for Davidson County, Tennessee.