This document prepared by (and after recording return to):)))))
))))) --------Above This Line Reserved For Official Use Only----------

Name:	Timothy C. Abendroth	
Firm/Company:		
Address:		
Address 2:		Davidson County DEEDQC Recvd: 07/30/03 14:54 3pgs Fees:17.00 Taxes:0.00 20030730-0107702
City, State, Zip:		
Phone:		

QUITCLAIM DEED
(Two Individuals to Husband and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James A. Johnson and STEPHANIE L. SMALLEY, hereinafter referred to as "Grantors", do hereby demise, release and forever quitclaim unto Timothy C. Abendroth and Rachel D. Abendroth, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.~~

The source of title in Grantor(s) is by _____ deed recorded in the office of the Register of Deeds in Book 11490 at page 563, Instrument Number —, of Davidson County, Tennessee.

Taxes for tax year 2003 shall be prorated between Grantors and Grantees as of the date selected by Grantors and Grantees, or paid by Grantees, or paid by Grantors.

The property herein conveyed is not a part of the homestead of Grantors, or is part of the homestead of Grantors and if Grantors are married, the conveyance is joined by both Husband and Wife.

~~TO HAVE AND TO HOLD to the said Grantees as joint tenants, with rights of survivorship, their heirs, personal representatives, successors and assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein)~~

in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ _____ which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James A Johnson
Grantor
{Type Name} James A. Johnson

Stephanie S. Smalley
Grantor
{Type Name} Stephanie L. Smalley

STATE OF Tennessee

COUNTY OF Davidson

On this 31 day of July, 20 03, before me personally appeared James A. Johnson & Stephanie L.Smalley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Judith A. Hicks
Notary Public

Printed Name: Judith A. Hicks

Commission Expires:

June 07, 2004

Grantor(s) Name, Address, phone:		

Grantee(s) Name, Address, phone:
SEND TAX STATEMENTS TO GRANTEE

Timothy C. Abendroth
7870 Ridgewood Rd.
Goodlettsville, TN. 37072.

map/parcel
009-00-0 083.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Timothy C. Abendroth
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 2003.
Deputy Register

Commencing at a point in the center of Ridgewood Rd. at the northwest corner of the property of William T. Williams, Jr.(DB2535 page 621 RODCT) and the southeast corner of the property of James A. Johnson (DB 4063 Page 896 RODCT) thence leaving said road N 32deg. 45'E 176 feet to a 15"black gum tree:thence N.19 deg. 15' E 159 feet to a 12" hickory tree; thenceN. 5deg. E.147 feet to a 20" beech tree; thence N. 24deg. 40'E218.5 feet to a 8" beech tree; thence N 19 deg. 20' E 211 feet to a 18" white oak tree; thence N 0 deg 30' E 239 feet to a 20" sugar tree; thence N 11 deg. 15 'E 243 feet to a 16" red oak tree; thence N.13'E 180 feet to a 18" poplar tree; thence S67deg W. 525.9 feet to a point; thence N. 14 deg. 09' E 1220 feet to a point in the center of Sycamore Creek; thence, with the center of same,S.70deg. 15'W. 240 feet; thence N 72deg 15'W 149 feet; Thence leaving said creek, S3'W 2225 feet to a point in the center of Ridgewood Rd.; Thence with the same 50'E 297.8 feet; thence S 39'E 52.2 feet to the point of beginning.

Land in the 24th Civil District of Davidson County, Tennessee containing 21.10 acres more or less in record Book 11490 page 563.