Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 108172 Instrument 59256
Rec'd: 15.00 MBK: X Pg 352
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 8/25/2003 at 9:00 am
Total: 17.00 in Record Book
Pages 330-332

Davidson County DEEDQC
Recvd: 09/04/03 19:25 3pgs
Fees:17.00 Taxes:0.00

20030904-0129522

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Dixieland Co., a Tennessee corporation

Davidson Co. Map 112
Parcel 105

TO: Catherine Dunaway

Cheatham Co. Map 93
Parcel 52 (part) &
Map 86
Parcel 108 (part)

SEND TAX BILLS TO. SAME

QUITCLAIM

WHEREAS, by deed dated as of April 30th, 2002, and filed for record as Instrument No. 20020513-0058431, John Nicely and wife, Mary Nicely, conveyed certain real property therein described unto Catherine Dunaway; and

WHEREAS, said property has been resurveyed resulting in slight variations in the original description; and

WHEREAS, Dixieland Co., a Tennessee corporation owns land adjoining the said tract in Cheatham County, Tennessee, by its deeds of record in Book 539 at page 795 and in Book 363 at page 354 both in the Register's Office of Cheatham County, Tennessee, and in addition owns an easement over a portion of Catherine Dunaway's said tract as set out in her deed and in the instrument filed for record as Instrument No. 20020702-0079677 and desires to convey an approximately 0.45 of an acre tract to Catherine Dunaway to add to her said tract and to abandon or terminate an additional portion of said easement leaving in place only the easement described hereinbelow.

WHEREAS, Catherine Dunaway desires to place the description of her tract as resurveyed as well as the additional 0.45 of an acre acquired from Dixieland Co. of record all configured as one tract;

NOW, THEREFORE, by reason of the premises and for and in consideration of one dollar cash in hand paid, the receipt and sufficiency of all of which are hereby acknowledged, Catherine Dunaway and Dixieland Co. do hereby quitclaim, transfer and convey unto Sam M. Balthrop, Trustee, for the express purpose of making a reconveyance all their rights, titles, and interests in and to the following described property:

Being in the 8th Civil District of Davidson County, Tennessee, and in the 9th Civil District of Cheatham County, Tennessee, beginning at an iron pin set in the northerly margin of the right of way for Gourley Road at the Cheatham-Davidson County line and in the northwesterly margin of a fifty feet wide easement for ingress, egress and public utilities for the benefit of lands lying north and northwest of this tract now owned by Dixieland Co.; thence with said county line and margin of said easement north 43 deg. 16' 45" east 191.66 feet to an iron pin set at the new terminus of said easement; thence, leaving Dunaway's original northwest line and the county line and with a new line crossing into Cheatham County, north 20 deg. 03' 51" east 182.88 feet to a new iron pin; thence, north 30 deg. 25' 48" east 60.34 feet to a new iron pin; thence, north 65 deg. 01' 12" east 230.85 feet to an existing iron pin in said county line and in Loyde R. Anderton's line (Book 5030 page 412, R.O.D.C.) and being Dunaway's original northernmost corner; thence, leaving said county line and with Anderton's line crossing into Davidson County, south 09 deg. 45' 09" west 44.85 feet to a new iron pin; thence, south 21 deg. 43' 00" west 122.60 feet to a dead tree near the southwest corner of a barn; thence, south 05 deg. 22' 45" west 333.30 feet to an existing iron pin in the northerly margin of the right of way for Gourley Road; thence, with said margin around a curve to the left with a radius of 964.05 feet, length of 201.22 and chord of north 82 deg. 41' 41" west 200.86 feet to an iron pin and north 88 deg. 38' 55" west 151.44 feet crossing the southern terminus of said easement to the point of beginning, and containing 2.26 acres, more or less, according to an April 1st, 2003, survey by Tony Reasons, II, R.L.S. No. 1685, P. O. Box 218019, 912 Harpeth Valley Place, Nashville, Tennessee 37221.

Dixieland Co. reserves for itself, its successors and assigns, a fifty foot wide easement for ingress, egress, and public utilities running from Gourley Road to its remaining lands lying north and northwest of the above-described tract which easement runs over land lying between parallel lines the northernmost of which is the first call of the hereinabove described tract and the southernmost of which is at all points fifty feet from the northernmost line, with the northern terminus being a line running perpendicular from the northernmost line from the iron pin set 191.66 feet from Gourley Road in a southeasterly direction to the southernmost line.

Dixieland Co. for itself, its successors, and assigns reserves the right to grade and improve said strip to such standards as may be required for acceptance by the appropriate governmental entity as a publicly maintained road and to dedicate same as a publicly maintained road.

Said easement is not to be blocked or obstructed by gates or any other means.

BEING all the land conveyed to Catherine Dunaway by deed recorded as instrument no. 20020513-0058431 in the Register's Office of Davidson County, Tennessee; and being a part of Tract No. 601 conveyed to Dixieland Company by deed of record in Book 363 at page 354 in the Register's Office of Cheatham County, Tennessee; and a part of Lot No. 1 conveyed to Dixieland Co. by deed of record in Book 539 at page 795 in the Register's Office of Cheatham County, Tennessee, said portion of Lot No. 1 appearing as Lot No. 1B on the Final Plat Resubdivision of Lot 1 Frontier Acres of record in Plat Book 13 at page 49, Slide 801A in the Register's Office of Cheatham County, Tennessee.

AND the said Sam M. Balthrop, trustee, does hereby quitclaim, transfer, and convey all his right, title, and interest in and to the hereinabove described property unto Catherine Dunaway, her heirs, and assigns, but subject to the easement reserved by Dixieland Co. hereinabove.

WITNESS our hands, this 19th day of August, 2003.

DIXIELAND CO., a Tennessee corporation

BY: _____
John W. Melton, President

Catherine Dunaway
Catherine Dunaway

Sam M. Balthrop, Trustee
Sam M. Balthrop, Trustee

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, JOHN W. MELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Dixieland Co., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President. WITNESS my hand, at office this the 25 day of Aug, 2003.

Karen Holt
NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CATHERINE DUNAWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 7th day of August, 2003.

Carrie Lovett
NOTARY PUBLIC

My Commission Expires: 6-19-2006

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, SAM M. BALTHROP, TRUSTEE, the within named 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, at office, this the 25th day of August 2003.

Cyndi Jennette
NOTARY PUBLIC

My Commission Expires: 9-13-04

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Sam M. Balthrop, Trustee
~~Grantee~~

SWORN to and subscribed before me
this the 25th day of August, 2003.

Cyndi Jennette
NOTARY PUBLIC

My commission expires: 9-13-04