Davidson County DEEDQC
Recvd: 11/07/03 12:10 2pgs
Fees:13.00 Taxes:74.00

20031107-0163760

THIS INSTRUMENT PREPARED BY:
**Grant Smith, Attorney at Law**
Sup. Ct. Reg. No. 3713
P. O. Box 1233
Goodlettsville, TN 37070

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Mr. William J. Drunsic<br>President, Nashville & Western Railroad Corp. P. O. Box 795<br>Manchester Center, VT 05255 | Same as New Owner | MAP - 68<br>PARCEL-51 |

**KNOW ALL MEN BY THESE PRESENTS,** that **CHEATHAM COUNTY RAIL AUTHORITY**, a Tennessee Municipal Corporation, for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, receipt of which is herewith acknowledged, does hereby bargain, sell, remise, quitclaim and convey unto **NASHVILLE & WESTERN RAIL ROAD CORPORATION**, a Tennessee Corporation, its successors and assigns, the following described real estate located in the County of Davidson, State of Tennessee, to wit:

**BEING A PORTION** of the same property conveyed to Cheatham Rail Authority by deed of record in **Book 7229**, beginning at **Page** ~~246~~ 247 and continuing through the next twenty-five (25) pages of said deed, Register's Office for Davidson County, Tennessee. MHS

This conveyance consists of +-3 acres, and is described as the property known as **WWCR Avenue and Old Hydes Ferry Pike**, Nashville, Davidson County, Tennessee, and is the same property which has been appraised by Newman Appraisal Services, Inc., for Nashville & Western Railroad Corporation dated April 16, 2001, a portion of which is ~~attached hereto as **Exhibit "A"** consisting of six (6) pages~~.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

**IN WITNESS WHEREOF,** the undersigned have hereunto set their hands this 27 day of **February, 2002.**

**CHEATHAM COUNTY RAIL AUTHORITY**

By: William R. Orange
**WILLIAM ORANGE, Chairman**

**ATTEST:**

By: Alwilda Binkley
**Alwilda Binkley, Secretary**

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

Be it remembered that on the 27 day of Feb., **2002,** before me, a Notary Public in and for the said County and State, personally came the above named, **William Orange,** and **Alwilda Binkley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Chairman and **Secretary**, respectively of **Cheatham County Rail Authority**, the within named bargainor, a Tennessee Rail Service Authority; and that they, being authorized so to do, executed the foregoing instrument for and on behalf of said Cheatham County Rail Authority, as Chairman and Secretary, for the purposes contained therein.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal this 27 day of Feb., **2002.**

Doris W. Sanders
NOTARY PUBLIC

DORIS W. SANDERS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires: 2.03.2003

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00.**

William R. Orange
**AFFIANT**

Sworn to and subscribed before me, a Notary Public, this 27 day of Feb., 2002.

Doris W. Sanders
NOTARY PUBLIC

DORIS W. SANDERS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires: 2.03 2003