BOX 1

FROM
Fred Ritter

TO
Matthew Denike

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/30/03 09:57 2pgs
Fees:12.00 Taxes:0.00
20031230-0183627

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Matthew Denike 3319 Anderson RD Antioch, TN 37013	Owner	150-258

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
2711 Murfreesboro Road, #200
Antioch, TN 37013

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is
$ -0-
Matt Denike
affiant
Subscribed and sworn to before me, this the 23rd day of ~~October~~ December, 2003.
Lori Holloway
Notary Public
Commission Expires: 8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

I, Fred Ritter do hereby quitclaim to Matthew Denike his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows:
To-Wit:

SEE EXHIBIT "A"

Being the same property conveyed to Fred Ritter of record in Book 11299, Page 246, said Register's Office.

This conveyance is subject to all existing restrictions and easements of record.

Witness our/my hand(s) this the 30th day of October, 2003.

Fred Ritter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Ritter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2003.

Melinda Ward
Notary Public

Commission expires: My Commission Expires NOV. 25, 2006
11-25-06

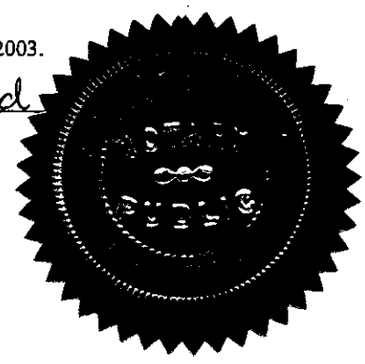


EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee and depicted on a survey by MEC, Inc., dated 12/11/98, and as further described as follows:

Beginning in the easterly margin of Anderson road at the northwest corner of the Malcolm L. Barrett Property, as recorded in Book 5060, Page 184;

Thence, along said margin N 11° -12'- 54"E, 180.00 feet;

Thence, leaving Anderson road and along the southerly line of Lakeshore Christian Church, as in Book 5223, Page 994, S 85° - 20'- 45" E, 261.82 feet;

Thence, along the lines of Section 2-A Chelsea of Priest Lake, as recorded in Book 6250, Page 423, and crossing the terminus of Gondola Drive, S 16° - 52'- 49" W, 190.84 feet;

Thence, along southern margin of said Gondola Drive, S 73° - 07' - 11" E, 26.40 feet;

Thence, along a curve to the left, an arc distance of 17.67 feet, said curve having a radius of 398.21 feet, and a chord of S 74° - 23' - 27" E, 17.67 feet;

Thence, leaving Gondola Drive, S 14° - 20' - 16" W, 12.24 feet;

Thence, along the northerly line of the aforementioned Barrett Property, N 79° - 33' - 16" W, 284.52 feet to the Point of Beginning and Containing 1.12 acres more or less.