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Retn

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 12/31/03 14:29 3pgs
Fees:17.00 Taxes:0.00
20031231-0184987

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
W. F. Poteat Trust Family Limited Partnership c/o Jerilynn P. Kranze 661 N. Tomahawk Trail Vero Beach, Florida 32963	Same	Map 71-3 Parcel 45

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and no other consideration, Jerry Poteat and Jerilynn Kranze, being one and the same person as Jerilynn Bock, Co-Trustees of the Willie Florence Poteat Revocable Trust dated August 7, 1998 (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to the W. F. Poteat Trust Family Limited Partnership, said property being a certain tract or parcel of land located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

BEGINNING at an iron stake in the South margin of Grizzard Street; which is located 530 feet west of the centerline of Dickerson Road; thence N 81 deg. 07 min. W 826.76 feet to an iron stake by a post in a stone wall; thence with said stone wall, N 5 deg. E 92 feet to an iron stake; thence N 81 deg. 39 min. W 31 feet to an iron pin; thence N 6 deg. 10 min. 40 sec. E 1487.11 feet to an iron stake by a post in the south boundary line of the Jones & Hart Subdivision, as of record in Book 332, page 43; thence with boundary of said subdivision, S 81 deg. 25 min. E 653 feet to an iron stake by a post in the northwest corner of the H. E. Witty property; thence with Witty's west line, S 14 deg. 36 min. W 363.61 feet to an iron stake by a post; thence along Witty's South line, S 82 deg. 42 min. E 391.73 feet to an iron stake by a post; thence along the West line of the West boundary of the E. Brown's Subdivision, as of record in Book 332, page 55, S 14 deg. 26 min. W 1227.99 feet to the point of beginning, containing 32.4 acres.

Tract II:

BEGINNING at an iron pin in Fred Hahn's (formerly Call's property) North boundary line, said point is N 81 deg. 07 min. W 826.76 feet, N 5 deg. E 92 feet and N 81 deg. 39 min. W 31 feet from an iron stake in the South margin of Grizzard Street (this being the southeast corner of the original tract) thence N 81 deg. 39 min. W 1050 feet to a point in the East ROW line of State Highway I-65; thence with ROW line N 6 deg. 10 min. 40" E 1478 feet to a point; in E. C.

Duke's South boundary line (the Jones-Hart Subdivision as recorded in Book 332, page 43); thence with the boundary line of said subdivision S 81 deg. 25 min. E 1050 feet to an iron stake in the South boundary line of said subdivision; thence with the West line of Creative Holders, Inc.'s property S 6 deg. 10 min. 40 sec. E 1478 feet to the beginning and contains 36.07 acres.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM is the following land which was deeded to the Tennessee Department of Transportation of record in Instrument No. 20021112-0140068, Register's Office of Davidson County, Tennessee as follows:

> Beginning at the point of intersection of the existing east margin of I-65 and the south boundary of the Felix Z. Wilson, II property; thence with said boundary south 80 degrees, 17 minutes, 50 seconds east 10.20 feet to a point, said point beginning 151.70 feet right of I-65 proposed centerline station 226+49.98; thence with the proposed east margin of said road south 11 degrees, 58 minutes, 09 seconds west 100.08 feet to a point, said point being 141.55 feet right of I-65 proposed centerline station 225+50.42; thence with said existing margin northerly 100 feet more or less to the point of beginning, containing 510 square feet and being part of the same property conveyed by Willie Florence Poteat to Jerry Poteat and Jerilynn Bock, Co-Trustees of the Willie Florence Poteat Revocable Trust as of record in Book 11226, page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Poteat and Jerilynn Bock, Co-Trustees of the Willie Florence Poteat Revocable Trust dated August 7, 1998, by deed from Willie Florence Poteat of record in Book 11226, page 811, Register's Office for Davidson County, Tennessee ("RODC").

> This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IN TESTIMONY WHEREOF, GRANTOR has caused this instrument to be executed by its Co-Trustees, on the 23 day of December, 2003.

WILLIE FLORENCE POTEAT REVOCABLE TRUST dated August 7, 1998

By: _____
Jerry Poteat, Co-Trustee

By: _____
Jerilynn Kranze, Co-Trustee

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry Poteat and Jerilynn Kranze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged themselves to be the Co-Trustees of the Willie Florence Poteat Revocable Trust dated August 7, 1998, the within named bargainor, and who acknowledged that they being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves at Co-Trustees.

WITNESS my hand and seal, at office this 23 day of December, 2003.

Margaret S. McLaughlin
NOTARY PUBLIC

My Commission expires: 7-9-04

STATE OF FLORIDA NOTARY PUBLIC
MARGARET S. MCLAUGHLIN
My Comm Exp. 7/9/04
No. CC 946172
Personally Known [ ] Other I.D.

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The actual consideration for this transfer is $ 0 .

Jerilynn Kranze
Affiant

Subscribed and sworn to before me, this the 23 day of December, 2003.

Margaret S. McLaughlin
Notary Public

My Commission Expires: 7-9-04

STATE OF FLORIDA NOTARY PUBLIC
MARGARET S. MCLAUGHLIN
My Comm Exp. 7/9/04
No. CC 946172
Personally Known [ ] Other I.D.