This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080

Davidson County DEEDQC
Recvd: 04/05/04 13:33 2pgs
Fees:12.00 Taxes:0.00
20040405-0038161

New owner:	Send tax bills to:	Map/Parcel Nos.:
LADY CLAIRE SCHMIDT 6401 CLARKSVILLE HWY. JOELTON, TENN. 37080	SAME	Map 021-00-0 Parcel 072.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

Lady Claire Schmidt
LADY CLAIRE SCHMIDT

Subscribed, sworn and acknowledged before me this 30th day of March, 2004, by Lady Claire Schmidt, known to me personally or whom provided sufficient proof of her identity.

Joe F. Gillespie, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/2004

NOTARY PUBLIC AT LARGE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS)**, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, LADY CLAIRE SCHMIDT,** while reserving a life estate for myself in both tracts, have this day remised, released and quit claimed unto **RANDALL SCHMIDT** all my right, title and interest to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I

BEGINNING in the center of the old Nashville and Clarksville Pike at a stake, it being Lurton Binkley's northwest corner; thence running with said Pike, south 75 ½ degrees west 10-1/5 poles to the center of a culvert under said Pike; thence sout 23 ¼ degrees west 19 poles to a small ash; thence south 5 ½ degrees west 6-4/5 poles to a small sugar tree just above a spring; thence south 18 degrees west 4 poles to the east edge

of branch; thence down the branch, south 5 degrees west 15 poles to the turn of the branch; thence down the branch; thence continuing on and over a small bluff, in all 30-4/5 poles to a forked mulberry; thence south 7 ¼ degrees west 7 poles to a small ironwood; thence south 17 degrees east 12-18/25 poles to a small poplar near forks of the branch; thence south 56 degrees west 5-23/25 poles to a small sourwood near edge of branch; thence south 19-3/25 poles to a stake; thence north 51 degrees east 32-3/5 poles to the southwest corner of Lurton Binkley's land; thence with his west line, north 18 degrees west 17.60 poles to a stake; thence north 3 degrees east 67 ½ poles to the beginning, containing 10 acres, more or less, according to a survey made by J.P. Gallaher, Survery, March 12, 1953.

Being the same property conveyed from O.A. Felts and wife to Hugh S. Schmidt, deceased, and wife Lady Clair Schmidt, of record, in Book 2134, Page 337, Davidson County Register of Deeds Office.

TRACT II

BEGINNING at a pointing the center of Old Clarksville Pike just south of Tennessee State Highway No. 112-W (U.S. 41-A), to a corner to O.A. Felts in W.A. Harper's line; thence south 3 degrees west 200 feet to an iron stake, corner to Learton Binkley in O.A. Felts line; thence south 87 degrees east 115 feet to an iron stake, a corner in Learton Binkley's line; thence north 3 degrees east 220 feet to a point in the center of old Clarksville Pike, corner to Learton Binkley in W.A. Harper's line; thence with the center of said Pike, north 80 degrees west 39 feet, south 76 degrees west 80 feet to the beginning, containing .5 (½) acre.

Being the same property conveyed by deed from Learton Binkley and wife to Hugh S. Schmidt, deceased, and Lady Claire Schmidt, and recorded in Book 2094, Page 63, Davidson County Register of Deeds Office.

Said conveyances are made while expressly reserving a life estate in myself, Lady Claire Schmidt.

WITNESS MY HAND.

Lady Claire Schmidt
LADY CLAIRE SCHMIDT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the above County and State, the bargainor Lady Claire Schmidt, to me personally known (or who provided sufficient proof of their identity), and who acknowledged he executed the foregoing instrument for the purposes recited therein.

WITNESS MY HAND AND SEAL THIS 30th **DAY OF** March **, 2004.**

Joe T. Gillespie, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/2004