PICK-UP

Davidson County DEEDQC
Recvd: 06/21/04 08:54 3pgs
Fees:17.00 Taxes:0.00

20040621-0072876

Address new owner:
Barbara Lee Burns Snell, Trustee
Barbara Lee Burns Snell Living Trust
6200 Biota Trail
Joelton, TN 37080

Send tax bills to:
Same

Map-Parcel #: Map 28
p/o Parcel 1

State of Tennessee )
County of Davidson )

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ -0-
Barbara Lee Burns Snell, Trustee
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF June 20 04.
Brandi Wells
Deputy Register

Notary Public
My Commission Expires_____

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Barbara Lee Burns Snell, Trustee of the Barbara Lee Burns Snell Living Trust , for no consideration does hereby convey, remise, release and forever quitclaim unto the Barbara Lee Burns Snell Living Trust her entire right , title and interest in the parcels herein described as Tract 1, comprising 5.177 acres, and tract 2, comprising 14.221 acres, which are being divided out of a tract of land known as 5252 Ridge Hill Drive, Map28, Parcel 1, recorded in Davidson County as Instrument No. 20010223-0017122, for the purpose of development for home sites, and described as follows:

Tract 1
Beginning at an iron rod situated in the southerly margin of Ridge Hill Drive, said point also being the northwest corner of the Dorris R. Anderson propeerty of record in Instrument 20020409-0043578, R.O.D.C., TN.;
Thence leaving said road, S 01deg26'37" W, a distance of 1005.56 feet to an iron rod;
Thence, N 83deg09'20" W, a distance of 348.44 feet to an iron rod;
Thence, N 15deg31'17" E, a distance of 1025.83 feet to an iron rod situated in the southerly margin of Ridge Hill Drive;
Thence, along said road, along a curve to the left, having a central angle of 09deg37'41", a radius of 595.10 feet, a tangent of 50.12 feet, a length of 100.00 feet and having a chord which bears S 75deg40'55" E, a distance of 99.88 feet to the point of the beginning and containing 225,491.268 square feet or 5.177 acres of land.
Being a portion of the same property conveyed to the Barbra Lee Burns Snell Living Trust of record in Instrument 20010223-0017122 in the Registrars Office for Davidson County, Tennessee.

Tract 2
Commencing at an iron rod situated in the southerly margin of Ridge Hill Drive, said point also being the northwest corner of the Dorris R. Anderson property of record in instrument No. 20020409-0043578, R.O.D.C., TN.;

Thence, along said road, along a curve to the right, having a central angle of 09deg37'41", a radius of 595.10 feet, a tangent of 50.12 feet, a length of 100.00 feet and having a chord which bears N 75deg40'55" W, a distance of 99.88 feet to the point of beginning of the herein tract of land'
Thence, leaving said road, S 15deg31'17" W, a distance of 1025.83 feet to an iron rod;
Thence, N 27deg25'25" W, a distance of 465.92 feet to an iron rod;
Thence, N 68deg34'00" W, a distance of 108.90 feet to an iron rod;
Thence, N 51deg04'00" W, a distance of 490.94 feet to an iron rod;
Thence, N 38deg56'00" E, a distance of 506.80 feet to an iron rod;
Thence, N 54deg40'30" E, a distance of 350.13 feet to an iron rod situated in the southerly margin of Ridge Hill Drive;
Thence, along said road, along a curve to the left, having a central angle of 52deg02'08", a radius of 595.10 feet, a tangent of 290.48 feet, a length of 540.47 feet and having a chord whcih bears S 44deg51'01" E, a distance of 522.08 feet to the point of the beginning and containing 619,449.239 square feet or 14.221 acres of land.
Being a portion of the same property conveyed to the Barbara Lee Burns Snell Living Trust of record in Instrument No. 20010223-0017122 in the Register's Office for Davidson County, Tennessee.

50' Ingress/Egress Easement
Beginning at an iron rod situated in the southerly margin of Ridge Hill Drive, said point also being the northwest corner of the Dorris R. Anderson Property of record in Instrument No. 20020409-0043578, R.O.D.C., TN.;
Thence, along said road, along a curve to the right, having a central angle of of 09deg37'41", a radius of 595.10 feet, a tangent of 50.12 feet, a length of 100.00 feet and having a chord which bears N 75deg40'55" W, a distance of 99.98 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 52deg02'08", a radius of 595.10 feet, a tangent of 290.48 feet, a length of 540.47 feet and having a chord which bears N 44deg51'01" W, a distance of 522.08 feet to an iron rod;
Thence, N 71deg10'04" E, a distance of 50.00 feet to a point situated in the southerly margin of said road;
Thence, along said road, along a curve to the left, having a central angle of 60deg55'07", a radius of 545.10 feet, a tangent of 320.57 feet, a length of 579.57 feet and having a chord which bears S 49deg17'30" E, a distance of 552.65 feet to a point;
Thence, S 01deg26'37" W, a distance of 50.55 feet to the point of the beginning and containing 30,500.817 square feet or 0.700 acres of land.
Being a portion of the same property conveyed to the Barbara Lee Burns Snell Living Trust of record instrument No. 20010223-0017122 in the Register's Office for Davidson County, Tennessee;
And being the same property of which Curtis Roy Evans conveyed all of his interest to Barbara Burns Snell Evans by Quit Claim Deed on August 22, 2000, of record in Register's Office for Davidson County, Tennessee, Instrument No. 20000928-0096104; and being the same property of which Barbara Lee Burns Snell Evans conveyed all of her interest to the Barbara Lee Burns

Snell Living Trust by Quit Claim Deed on February 23, 2001, of record in the R.O.D.C., Instrument No. 20010223-0017122.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, easements, restrictions and encumberances as may affect the premises.

WITNESS my hand this 18th day of June 2004.

Barbara Lee Burns Snell, Trustee

Barbara Lee Burns Snell, Trustee
Barbara Lee Burns Snell Living Trust

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Barbare Lee Burns Snell, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therin contained.

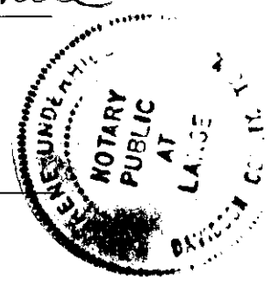
WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2004.

Irene Underhill

Notary Public

My Commission Expires:

9/25/04




Prepared By: Barbara Lee Burns Snell