Davidson County DEEDWARR
Recvd: 08/12/04 15:45 3pgs
Fees:18.00 Taxes:588.30
20040812-0097752

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
CHARLES D. SPURLOCK, JR.	MAP 30, P/O PARCEL 67
4950 Whites Creek Pike	
Whites Creek, Tn 37189	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value of the property, whichever is greater, for this transfer is $159,000.00, on this 19 day of April, 2004.

Charles Spurlock
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF April, 2004.

Carlene Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-04

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES D. SPURLOCK AND WIFE, VIRGINIA FAYE SPURLOCK, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto our son, CHARLES D. SPURLOCK, JR., his successors, heirs and assigns, hereinafter referred to as GRANTEE, all of our right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein, subject to Grantors retaining a life estate in and to said property.

This is unimproved/improved property known as 10.03 acres, Whites Creek Pike Davidson County, Tennessee.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands and seals on this the 19 day of April, 2004.

Charles D. Spurlock
CHARLES D. SPURLOCK

Virginia Faye Spurlock
VIRGINIA FAYE SPURLOCK

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. SPURLOCK AND WIFE, VIRGINIA FAYE SPURLOCK, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 19th day of April, 2004.

Denise C. Allen
Notary public

My commission expires: 5/30/2004

DENISE C. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'
(LEGAL DESCRIPTION)

A tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and more particularly described as per the survey of Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., dated December 18, 2003, as follows:

Beginning at an iron pin (old), the southeast corner of a tract of land which belongs to Robert D. Anderson, having a deed reference in Deed Book 11087, page 415, RODCT, the southwest corner of a tract of land which belongs to William S. Roach, having a deed reference of Instrument Number 200201228259, RODCT; the northeast corner of this tract, and continuing, as follows: S 17 deg. 00' 50" E, 307.27 feet to an iron pin (0old), the southeast corner of said tract of land which belongs to William S. Roach, the southwest corner of a tract of land which belongs to Gerald Landon Aplin, having a deed reference of Instrument No. 20021119143643, RODCT; thence, S 16 deg. 58' 11" E, passing a common corner of said tract of land which belongs t Gerald Landon Aplin, and a tract of land which belongs to Stella and Thelma Gilliam, having a deed reference of Instrument Number 20030718101061, RODCT, and continuing in all, 987.08 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Stella and Thelma Gilliam, a corner of a tract of land which belongs to Reba Louise Moreland, having a deed reference in Book 1850, page 506, RODCT; thence, S 85 deg. 23' 13" W, 404.66 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Reba Louise Moreland; thence with a new line, as follows: N 16 deg. 18' 26" W, 951.01 feet to an iron pin (new); thence, N 39 deg. 15' 36" E, 462.00 feet, to the point of beginning, containing 10.03 acres.

The above described tract of land is subject to a 40-foot Gas Line easement of record in Book 1361, page 109, RODCT.

The above described tract of land is served by a Right-of-Roadway, of record in Book 7547, page 844, RODCT.

ALSO conveyed with the above-described tract of land is the following 50-foot Ingress, Egress and Utility easement, more particularly described as per a survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., dated December 18, 2003, as follows:

Beginning at a point, said point being located from an iron pin (old), the southeast corner of a tract of land which belongs to Robert D. Anderson, having a deed reference in Book 11087, page 415, RODCT, the southwest corner of a tract of land which belongs to William S. Roach, having a deed reference of Instrument Number 200201228259, RODCT, S 39 deg. 15' 36" W, 29.65 feet, to the point of beginning, the southeast corner of this tract, and continuing with a new line, as follows: S 39 deg. 15' 36" W, 75.69 feet; thence, N 01 deg. 45' 03" W, 49.04 feet; thence, N 17 deg. 27' 30" W, 17.41 feet; thence, N 26 deg. 51' 24" W, 30.96 feet; thence, N 07 deg. 44' 51" E, 39.02 feet to a point in the southerly boundary of a tract of land which belongs to Mary Jean Baxter, having a deed reference of Instrument Number 19999120900301468, RODCT; thence N 39 deg. 15' 36" E, 68.58 feet to a point in the southerly boundary of said tract of land which belongs to Mary Jean Baxter; thence with a new line, as follows: S 11 deg. 42' 13" E, 42.51 feet; t hence, S 07 deg. 44' 51" W, 41.82 feet; t hence S 26 deg . 51' 24" E, 19.50 feet; thence, S 17 deg. 27' 30" E, 27.19 feet, to the point of beginning, containing 0.15 acres.

Both the Tract of Land and the easement being a portion of the property conveyed to Charles D. Spurlock et ux, Virginia Faye Spurlock, by Deed from Thomas E. Stewart, Trustee, of record in Book 7547 page 842, Register's Office for Davidson County, Tennessee.