Davidson County DEEDQC
Recvd: 12/21/04 11:29 2pgs
Fees:12.00 Taxes:0.00
20041221-0151557

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077-1733

QUITCLAIM DEED

FROM: LAND & SEA, LLC
TO: JEFFREY C. SEIFERT, ET UX
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: 974 EMILEE POINT, GALLATIN, TN 37066
MAP AND PARCEL NO. P/O 26-00-61.02

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $0.00.

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

Affiant

Subscribed and sworn to before me this 19th day of November, 2004.

Notary Public K.J. Shelton

My Commission Expires: 07/24/2007

FOR AND IN CONSIDERATION OF THE payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, LAND & SEA, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto JEFFREY C. SEIFERT AND WIFE, PAMELA A. SEIFERT, all my/our right, title, interest and claim in and to that certain tract or parcel of land in Davidson, Tennessee as follows:

Parcel One:
BEGINNING at the northeast corner of Lot No. 1 of the subdivision of Bill Crook's Subdivision, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the north line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the northwest corner of said Subdivision, thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' East 48 feet to the point of beginning, containing 4800 square feet more or less.

Parcel Two:
Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, and September 7, 1962, as follows:
BEGINNING at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to Sate-Wide Enterprises, Inc., by deed of record in Deed Book 4314, Page 399. Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 31' West 100 feet to a point; thence leaving said margin North 6 degrees 39' West 252 feet to a point; thence North 83 degrees 31' East 100 feet to a point in the westerly line of the property conveyed to State-Wide Enterprises, Inc., thence with said line, South 6 degrees, 29' East 252 feet to the point of beginning. (Said property also being lot No. 1 on the Plan of Bill Crook Subdivision as of record in Book 4715, Page 33, said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to the within named Grantor by Quitclaim Deed of record in Instrument No. 20030317-0035375, Register's office for Davidson County, Tennessee.

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

Property Address: 2416 Gallatin Road, Madison, TN 37115

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of November, 2004.

LAND & SEA, LLC

BY: Craig R. Mercer, Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County, above, CRAIG R. MERCER, in his capacity as Managing Member of Land & Sea, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Member of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 19th **DAY OF** Nov. **, 2004.**

Notary Public
K. J. Shelton

My Commission Expires: 07/24/2007

K.J. SHELTON
NOTARY PUBLIC
AT
LARGE
MY
COMMISSION
EXPIRES
7-24-07
SUMNER COUNTY, TN

seifertqc