THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072**	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF January, 2005. NOTARY PUBLIC MY COMMISSION EXPIRES: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Brian E. Celatka	Same as new owner	4-2.04
(NAME)	(NAME)	
5476 Drye Run Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Davidson County DEEDQC
Recvd: 01/14/05 16:07 3 pgs
Fees:17.00 Taxes:0.00

20050114-0005553

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian Celatka (a/k/a Brian E. Celatka)** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Brian E. Celatka and wife, Robin L. Celatka,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **5476 Drye Run Road, Joelton, TN 37080.**

WITNESS our hands this **7th** day of **January, 2005.**

Brian Celatka

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brian Celatka, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand this **7th** day of **January, 2005.**

Notary Public

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

LEGAL EXHIBIT "A"

TRACT NO. I:

BOUNDARY DESCRIPTION
Tract 8 Coopertown Farms
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3

Containing 5.01 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a curve in the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 500.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 940.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said right-of-way concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.92 feet through a central angle of 110 degrees 08 minutes 25 seconds to an iron pin; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 61.54 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 434.58 feet to an iron pin; Thence, leaving said margin and severing said Caudill property, North 31 degrees 41 minutes 32 seconds East 390.69 feet to an iron pin in the boundary line of property owned by Sandra K. Howard & Sue Ellis Miller, of record in Book 7326 page 26 in said Register's Office; Thence, with said boundary line, as follows: South 81 degrees 20 minutes 00 seconds East 349.02 feet to an iron pin, North 46 degrees 08 minutes 07 seconds East 125.00 feet, South 45 degrees 10 minutes 51 seconds East 84.40 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 629.08 feet to the Beginning containing 5.01 acres.

This description is based on a field survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated 9-27-90 and revised on 12-7-93.

THE ABOVE DESCRIBED TRACT IS BENEFITTED BY AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, DRAINAGE AND UTILITIES ACROSS SAID CAUDILL PROPERTY BETWEEN SAID TRACT AND COOPERTOWN ROAD, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION
Easement for Ingress/Egress, Drainage and Utilities
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3

Containing 3.36 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet to the POINT OF BEGINNING; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a turn-in curve to the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 636.78 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 837.70 feet to the beginning of a turn-in curve to the terminus of said easement concave to the northeast and having a radius of 50.00 feet; Thence, with said curve northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with the terminus of said easement, an arc distance of 229.35 feet through a central angle to the left of 262 degrees 49 minutes 09 seconds to the beginning of a turn-in curve to the westerly margin of said easement concave to the south and having a radius of 50.00 feet; Thence, with said curve southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with said westerly margin of said easement, South 58 degrees 18 minutes 28 seconds East 837.70 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 316.65 feet; Thence, with said curve, southeasterly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, South 51 degrees 49 seconds 57 seconds West 62.18 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 890.00 feet; Thence, with said curve, southerly an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, South 8 degrees 23 minutes 53 seconds West 508.00 feet to the beginning of a turn-in curve to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, with said northerly right-of-way of Coopertown Road, South 81 degrees 36 minutes 07 seconds East 100.00 feet to the BEGINNING containing 3.36 acres.