QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, FOR THIS TRANSFER IS **$0.00**

Shannah Matherley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
SEPTEMBER 24, 2005
STATE OF TENNESSEE
(AFFIX SEAL)

Kathy J. Byers
Notary Public
9-24-05

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannah L. Matherley **326 Green Meadow Court** **Greenbrier, TN 37073**	**Same**	**Part of:** **Map 16** **Parcel 266**

Davidson County DEEDQC
Recvd: 01/19/05 09:33 2 pgs
Fees:12.00 Taxes:0.00
20050119-0006577

This instrument made and entered into on this the 30th day of December, 2004, by and between **Samuel L. Spencer, and wife, Sophia K. Spencer**, party of the first part and, **Shannah L. Matherley, and husband, Frank H. Matherley, III,** party of the second part .

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all its right, title and interest in and to the following described real estate, to-wit:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer, and wife, in Deed Book 9890, Page 370, R.O.D.C., TN, known as Tract 2, more accurately described according to a survey by Tommy E. Walker, TN Lic. No. 1465, dated 12/06/04, as follows:

Beginning at a set iron pin, said pin being the southeast corner of herein described tract and located S 44 deg. 07' 05" W, 644.44' and N 80 deg. 42' 35" W, 255.35' from the most northeast corner of Samuel Spencer (DB 9685, Pg 534, RODCT), also known as Map 10, Parcel 79 TAODCT; Thence N 80 deg. 42' 35" W, 760.15' to an existing iron pin; Thence N 14 deg. 28' 43" E, 146.65' to an existing iron pin; Thence N 04 deg. 57' 14" E, 439.43' to an existing concrete monument; Thence S 77 deg. 06' 43" E, 446.36' to an existing iron pin; Thence S 78 deg. 27' 29" E, 328.73' to a set iron pin; Thence S 08 deg. 38' 25" W, 543.33' to the point of beginning, containing 9.759 acres, more or less.

The Grantors hereby grant to the Grantee, a 50 foot Ingress, Egress & Private Utility Easement as described below:

Beginning at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northeast corner of Samuel Spencer (DB 9685, Pg 534, RODCT), Thence now leaving said margin S 44 deg. 07' 05 W, 644.44' to an existing iron pin; Thence S 44 deg. 06' 52" W, 1044.12' to an existing iron pin; Thence N 80 deg. 42' 35" W, 255.35' to an existing iron pin; Thence N 08 deg. 38' 25" E, 50.00'; Thence S 80 deg. 42' 35" E, 229.79'; Thence N 44 deg. 06' 52" E, 1013.75'; Thence N 44 deg. 07' 05" E, 634.02' to a point in the southerly margin of said Ivey Point Road; Thence with said margin for the next two calls: S 61 deg. 43' 44" E, 31.91'; Thence S 63 deg. 01'

The above described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

BEING part of the same property conveyed to Samuel L. Spencer, and wife, Sophia K. Spencer, by deed from Lela B. Knight, a widow, of record in Book 9890, Page 370, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 9.759 acres, Ivey Point Road, Goodlettsville, TN 37072

In testimony whereof, the party of the first part has hereunto set his/her/their signature(s), this day and date first above written.

Samuel L. Spencer

Sophia K. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL L. SPENCER, and wife, SOPHIA K. SPENCER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December, 2004.

Notary Public

My Commission expires: 9-24-05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.