This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 09/21/05 09:40 3 pgs
Fees:17.00 Taxes:0.00
20050921-0113353

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Kevin Moll et ux 5053 Cougar Cove Joelton, TN 37080	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288	Map 4, part of parcel 165 Map 4, parcel 164

WHEREAS, Kevin Moll and wife, Jeanie Moll, acquired certain property in Davidson County, Tennessee, consisting of approximately 7.57 acres of land, by Warranty Deed of record as Instrument No. 20050511-0053032, in the Register's Office for Davidson County, Tennessee (the "Moll Tract"); and

WHEREAS, Kevin Moll and wife, Jeanie Moll, have subsequently acquired additional property in Davidson County, Tennessee, consisting of approximately 2.414 acres of land located adjacent to the Moll Tract, by Warranty Deed recorded simultaneously herewith, as Instrument No. 20050901-0105262, said Register's Office (the "Moll Adjacent Tract"); and

WHEREAS, Kevin Moll and wife, Jeanie Moll, desire to re-convey said Moll Tract and the Moll Adjacent Tract, to themselves in order to evidence a conveyance of the Moll Tract and the Moll Adjacent Tract as one contiguous parcel of land;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KEVIN MOLL AND WIFE, JEANIE MOLL (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto the said KEVIN MOLL AND WIFE, JEANIE MOLL (the "Grantees"), their heirs, successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A tract of land in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Tract 10 and a portion of Tract 11 from the "Boundary Survey & Tracts" by Bob Cummings, Land Surveyors, updated February 29, 1988, and a survey by Ragan-Smith-Associates, Inc., dated April 19, 2005, and more particularly described as follows:

Beginning at a 1/2" iron rod (old) with no cap, the southwesterly property corner of said Lot 10 on the easterly side of a 50-foot wide easement for ingress/egress, presently called Cougar Cove, the northwesterly property corner of Charles Richard Lain, as of record by Instrument #20040126-0009693, Register's Office of Davidson County (R.O.D.C.), Tennessee, and proceeding as follows:

With said easement and with a 308.52 foot radius curve to the left, for an arc length of 101.16 feet, an interior angle of 18 degrees 47 minutes 12 seconds and a chord bearing and distance of North 37 degrees 08 minutes 23 seconds East, 100.71 feet to an iron rod (new) with cap stamped Ragan-Smith Associates;

Thence, North 27 degrees 28 minutes 06 seconds East, 133.14 feet to an iron rod (new) with cap stamped Ragan-Smith Associates, passing a ½ inch iron rod (old) with no cap at 36.13 feet;

Thence, leaving said easement and severing Lot 11 making a new line, South 62 degrees 25 minutes 45 seconds East, 1060.71 feet to an iron rod (new) with cap stamped Ragan-Smith Associates, the northeasterly property corner of this tract;

Thence, with the common property line of Sue Garrett Suter and husband, Turner L. Suter, as of record in Deed Book 4550, page 256, R.O.D.C., Tennessee, South 01 degree 56 minutes 13 seconds West, 107.60 feet to a 5/8 inch iron rod (old) with no cap;

Thence, with the common property line in part, of Donnie Beal, as of record in Deed Book 8198, page 852, R.O.D.C., Tennessee, South 02 degrees 03 minutes 23 seconds West, 153.60 feet to an iron rod (new) with cap stamped Ragan-Smith Associates;

Thence, with the common property line in part, of Dorothy E. Hale, as of record by Instrument #20040819-0100251, R.O.D.C., Tennessee, South 76 degrees 00 minutes 38 seconds West, 437.11 feet to a ½ inch iron rod (old) with no cap;

Thence, with the common property line of said Charles Richard Lain, North 43 degrees 39 minutes 48 seconds West, 911.30 feet to the Point of Beginning and containing 434,956 square feet or 9.985 acres, more or less, as calculated by the above courses and distances.

Together with all right, title, and interest in and to a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road, and being more completely described by deed of record in Book 10470, page 983, Register's Office for Davidson County, Tennessee.

BEING property conveyed to Kevin Moll and wife, Jeanie Moll, by Warranty Deed of Record as Instrument No. 20050511-0053032, and Warranty Deed of record as Instrument No. 20050901-0105262 both in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 30 day of August, 2005.

KEVIN MOLL

JEANIE MOLL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN MOLL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005AT

MYRIAM S. BAGWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Exnires SEPT 22 2007

Myriam S. Bagwell
NOTARY PUBLIC
My Commission Expires: September 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANIE MOLL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2005.

MYRIAM S. BAGWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2007

Myriam S. Bagwell
NOTARY PUBLIC
My Commission Expires: September 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn before me this 30th day of August, 2005.

MYRIAM S. BAGWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Myriam S. Bagwell
NOTARY PUBLIC
My Commission Expires: September 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn before me this 9th day of September, 2005.

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Vickie R. Evans
NOTARY PUBLIC
My Commission Expires: May 23, 2009