Box 19-A

This Instrument Prepared By and Returned To:
Founders Title and Escrow, LLC
1912 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 12/06/05 10:48 2 pgs
Fees:12.00 Taxes:0.00
20051206-0146570

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Natalie Slate Franz 5821 Claxton Court Nashville, TN 37221	SAME	Map 168 Parcel 109

We, HERMAN T. CLAXTON AND FRANCES O. CLAXTON, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto NATALIE SLATE FRANZ, in and to the following tract of land in Davidson County, Tennessee, described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE SOUTH; NEIL R. McDONALD AND S.G. GWODA TRUSTEE ON THE WEST; S.G. GWODA TRUSTEE, ANNIE S. CLAYTON, BOYDE K. JENKINS, PAUL H. FLETCHER AND KENNETH MONROE ON THE NORTH; MARGIE BINKLEY, FRANCES GOLDTRAP AND HESTER BEASLEY ROAD ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET ON THE NORTH SIDE OF HESTER BEASLEY ROAD IN THE EAST LINE OF NEIL R. McDONALD (REF. INSTRUMENT# 20020326 PAGE 36431 R.O.D.C.) THENCE LEAVING HESTER BEASLEY ROAD AND WITH McDONALD EAST LINE N2°47'02"E 815.18' TO AN EXISTING IRON STAKE, THE SOUTHEAST CORNER OF S.D. GOWDA TRUSTEE (INSTRUMENT# 20001102 PAGE 108991 R.O.D.C.); THENCE LEAVING McDONALD AND WITH GOWDA'S EAST FENCE LINE N05°23'00"E 1065.60' TO A WOOD FENCE POST; THENCE CONTINUING WITH AN ANCIENT FENCE S81°27'42"E PASSING THE GOWDA'S CORNER AT APPROXIMATELY 90' AND CONTINUING WITH ANNIE S. CLAYTON TRUSTEE (REF, INSTRUMENT# 20030919 PAGE 138986 R.O.D.C.) AND BOYDE K. JENKINS (REF. DEED BOOK 1372 PAGE 667 R.O.D.C.) AND PAUL H. FLETCHER (REF. DEED BOOK 5674 PAGE 995 R.O.D.C.) TO A 12" TREE IN A FENCE AND PAUL H. FLETCHER'S SOUTH LINE; THENCE CONTINUING WITH FLETCHER'S FENCE LINE AND THENCE KENNETH MONROE (REF. INSTRUMENT# 20031020 PAGE 154903 R.O.D.C.) S82°12'12"E 274.80' TO AN EXISTING IRON PIN IN THE FENCE; THENCE CONTINUING WITH MONROE S64°51'05"E 317.14' TO AN EXISTING IRON PIN IN THE WEST LINE OF MARGIE BINKLEY (REF. INSTRUMENT# 20021030 PAGE 132776 R.O.D.C.); THENCE LEAVING ,MONROE AND WITH BINKLEY'S WEST FENCE LINE S10°34'15"E PASSING THE NORTHWEST CORNER OF FRANCES GOLDTRAP (REF. INSTRUMENT #20021030 PAGE 132777 R.O.D.C.) AT 111.50' IN ALL 380.44' TO AN IRON PIN SET IN A FENCE; THENCE CONTINUING WITH GOLDTRAP'S WEST LINE S06°02'17"E PASSING AN EXISTING WITNESS IRON PIN AT 528.30' IN ALL 602.40' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE LEAVING GOLDTRAP AND WITH THE CENTER OF HESTER BEASLEY ROAD S02°41'05"W 226.64'TO A POINT, THE NORTHEAST CORNER OF HERMAN T. CLAXTON'S 5.00 ACRE TRACT; THENCE LEAVING HESTER BEASLEY ROAD AND WITH THE NORTH AND WEST LINE OF SAID 5.0 ACRE TRACT N89°44'33"W PASSING A WITNESS IRON PIN SET AT 25.02' IN ALL 491.93' TO AN IRON PIN SET; THENCE S00°31'35"W PASSING A WITNESS IRON PIN SET AT 516.61' IN ALL 542.71' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE LEAVING THE 5.00 ACRE TRACT AND WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=21°19'53"; RADIUS=502.42'; ARC=187.05'; TANGENT=94.62'; CHORD=S84°54'23"W 185.97' TO A POINT; THENCE N84°25'40"W 354.18' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=11°52'53"; RADIUS=720.76'; ARC=149.46'; TANGENT=75.00'; CHORD=N78°29'13"W 149.19' TO A POINT; THENCE N72°32'49"W 96.33' TO A POINT; THE SOUTHEAST CORNER OF THE AFOREMENTIONED NEIL R. McDONALD N02°47'02"E 27.89' TO THE POINT OF BEGINNING, CONTAINING 45.19 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO HERMAN T. CLAXTON AND FRANCES O. CLAXTON FROM W. J. NEWLAN, AS RECORDED IN DEED BOOK 4754 PAGE 445 SAID REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L, CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 26, 2005.

THIS CONVEYANCE IS SUBJECT TO (A) 2005 PROPERTY TAXES; (B) ALL RESTRICTIONS OF RECORD; (C) ALL EASEMENTS OF RECORD; (D) ALL VISIBLE EASEMENTS; (E) ALL MATTERS APPEARING ON ANY PLAN(S) OF RECORD; (F) ALL APPLICABLE GOVERNMENT AND ZONING REGULATIONS; AND (G) THE ABOVE TRACT IS SUBJECT TO ANY EASEMENT OF HESTER BEASLEY ROAD.

This instrument was prepared based on information provided by the parties herein and a title search was not performed.

This is unimproved property located along Hester Beasley Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 18TH day of November, 2005.

Herman T. Claxton
HERMAN T. CLAXTON

Frances O. Claxton
FRANCES O. CLAXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Herman T. Claxton and wife, Frances O. Claxton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 18TH day of November, 2005.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Witness my hand and seal on this 18TH day of November, 2005.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MAY 30, 2007

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