Prepared By:
Thomas C. Coleman, Jr.
Attorney at Law
106 Main St. N.
P. 0. Box 770
Jamestown, TN 38556-0770

Davidson County DEEDQC
Recvd: 01/26/07 14:39 2 pgs
Fees:12.00 Taxes:0.00
20070126-0011105

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in good consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations not necessary to be herein mentioned, the receipt all of which is hereby acknowledged **LILLIAN C. STARKS** does hereby sell, transfer, convey and quitclaim all its right, title and interest unto **STEVEN M. CONATSER** in and to the following:

TRACT I
Land in the Fourth Civil District of Davidson County, Tennessee being 12.1 acres according to the survey of John D. McCormick, Land Surveyor, dated October 13, 1973 and described as follows:

Beginning at an iron pin in the southwest corner of James C. Bowen property acquired by him in Book 3163, Page 323 Register's Office for Davidson County, Tennessee, and said beginning point in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land herein described and subject to any easement for the flow of the Cumberland River and at the low water line; thence North 46 ° 49' West 16.4 feet with the low water line of the river; thence North 34°35' West 562.3 feet with the river to an iron pin; thence North 49° 16' East with a fence 960.9 feet to an iron pin; thence South 46° 28' East 412.4 feet with a fence to an iron pin; thence South 46° 28' East 25.03 feet to a point in a fence; thence South 41° 56' West 1094.5 feet with a fence to the point of beginning.

Previous and last conveyance being the Quit Claim Deed from Steven M. Conatser to Lillian C. Starks of Steven M. Conatser's ½ undivided interest in property designated on Map 44, Parcel 28 .00 of the Tax Assessors Office of Davidson County, Tennessee, which Deed is recorded in Book 7212, Page 25 of the Register's Office of Davidson County, Tennessee.

However this conveyance is subject to the conveyance by Quit Claim Deed from Steve Conatser and wife, Karen Conatser to Lillian C. Starks and husband, Maxey R. Starks dated September 8, 1998 recorded in Record Book 11103, Page 289 of the Register's Office of Davidson County, Tennessee, which has the following description:

A tract of land located in the second civil district of Metropolitan Nashville and Davidson County, Tennessee. Being part of Parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28, said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office for said county, thence south 46 ° 28'00" east 407.41 feet to the true point of beginning; thence south 46 degrees 28' 00" east 30.02 feet to a point thence south 41 degrees 45'28" west 1072.30 feet to a point thence north 46 degrees 49'00" west 16.40 feet to a point; thence north 34 degrees: 35'00" west 562.30 .feet to a. point; thence north 49 degrees 16'00" east 400.00 feet to a point; thence south 31 degrees 38' 06" east 501.43 feet to a point; thence north 41 degrees 45'28" east 686.78 feet to the point of beginning containing 233,138.75 square feet or 5.3521 acres.

Also conveyed herein is non-exclusive perpetual easement for purposes of ingress and egress in the following described land:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg. 28' East 25.03 feet to a point; thence south 34 deg. 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L.Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. OS' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

This conveyance is in accord with the Final Decree of Divorce styled Lillian Kathryn Starks vs Maxey Ray Starks in the Fourth Circuit Court for Davidson County, Tennessee under Case No. 02D-2143.

Being the same property conveyed to Steve Conatser by deed from Lillian C. Starks and husband, Maxey R. Starks, of record in Book 7533, page 545, Register's Office for Davidson County, Tennessee.

Being assessed on Tax Map 44 and a portion of Parcel 28.00 of the Tax Assessor's Office of Davidson County, Tennessee.

Taxes herein after should be sent to grantee (s) herein at
1929 Livingston Hwy Jamestown, TN. 38556.

WITNESS my hands this the 26th day of January, 2007.

Lillian C. Starks
LILLIAN C. STARKS

STATE OF TENNESSEE
COUNTY OF Fentress

Before me, a Notary Public, personally appeared LILLIAN C. STARKS the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office in Jamestown, Tennessee this the 26 day of Jan, 2007.

Kay Rains
NOTARY PUBLIC

My Commission Expires:

VIRGINIA KAYE RAINS
Notary Public, Fentress Co., TN
My Comm. Expires Dec. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.00
Steve Conatser
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Jan 20 07
Deputy Register

VIRGINIA KAY RAINS
NOTARY PUBLIC
STATE OF TENNESSEE
FENTRESS COUNTY