FILE BOX "7"

Davidson County DEEDQC
Recvd: 06/14/07 12:29 4 pgs
Fees:22.00 Taxes:0.00

20070614-0071355

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45297

QUIT CLAIM DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Knight	Wells Fargo Home Mortgage	73-5-86
3827 Moss Rose Drive	P. O. Box 11701	
Nashville, TN 37216	Newark, NJ 07101-4701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James A. Knight, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

James A. Knight, unmarried, and Jacob Scott Fitzhugh, unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A"

Being the same property conveyed to James A. Knight, unmarried, by Warranty Deed from Rachel R. Stearns and husband, Gregory Stearns, of record in Instrument No.: 20070604-0066462, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3827 Moss Rose Drive, Nashville, TN 37216

Witness our hand this 30th day of May, 2007

JAMES A. KNIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James A. Knight, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

Exhibit "A"

Tract I:
Land in Davidson County, Tennessee, being the northeasterly parts of Lots Nos. 7 and 8 on the Map of J.C. Evans' Riverwood Lake Subdivision, as of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Moss Rose Road, at the corner of Lots 8 and 9; thence with the line between said lots, south 43 degrees, 30 minutes west 240 feet to a point; thence northwesterly crossing through Lot 8, 100 feet more or less to a point in the line between Lots 7 and 8, which is 250 feet southwest of the southwest margin of Moss Rose Road, as measured along the line between Lots 7 and 8, and continuing northwesterly 52 feet more of less to a point in the middle of Lot 7; then northeasterly 262.5 feet to a point in the southwesterly margin of Moss Rose Drive or Road, being 50 feet southeast of the corner of Lots 6 and 7; thence with the line of said Drive, southeasterly 50 feet to a point, the corner of Lots 7 and 8, and continuing with the margin of said Drive, southeasterly 100 feet to the beginning.

Tract II:
Land in Nashville, Davidson County, Tennessee, being part of Lots 7, 8 and 9 and an unnumbered tract at the rear of said Lots as shown on the Plan of Riverwood Lake Subdivision, of record in Book 974, page 44, Register's Office for Davidson County. Tennessee, and a triangular tract lying between said Riverwood Lake Subdivision, Riverwood Terrace Subdivision, of record in Book 1835, page 134, and Riverwood Terrace Subdivision, Second Addition, of record in Book 2083, page 39, said Register's Office, described according to a survey made thereof August 24, 1981, by James A. Hamilton, Jr., Registered Engineer, as follows:

Beginning at a concrete monument, the southwesterly corner of Riverwood Lake Subdivision, the same point being the westerly comer of a triangular unnumbered tract, and the same point being a corner at an angle in the rear line of Lot 15, Riverwood Heights Subdivision, of record in Book 1835, page 42, said Register's Office, the same point being also the most northerly corner of Riverwood Heights Subdivision, Section 6, of record in Book 2330, page 139, said Register's Office;

Thence, with the southerly line of said Riverwood Lake Subdivision and with the northerly line of Riverwood Heights, Section 6, north 82 degrees 3 minutes 22 seconds east 179.21 feet to a concrete monument in the rear line of Lot 50, said Riverwood Heights, Section 6;

Thence, with the northeasterly line of said Riverwood Heights, Section 6, south 49 degrees, 16 minutes, 38 seconds east 225.15 feet to an iron pin set in concrete, the same being the northerly corner of Lot 37 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, said Register's Office, the same point also being a corner in the rear line of Lot I, Plan of Riverwood Terrace, Second Addition;

Thence, with the rear (westerly) line of said Lot 1, Riverwood Terrace, Second Addition, north 6 degrees, 32 minutes, 8 seconds west 167.93 feet to a concrete monument in the southerly line of said Riverwood Lake Subdivision, the same being the northwesterly corner of said Lot 1;

Thence, with the southerly line of said Riverwood Lake Subdivision, and with the southerly line of Lot 9, said subdivision and with the northerly line of Lot 1, Riverwood Terrace, Second Addition, north 82 degrees, 3 minutes, 22 seconds east 132.81 feet to a concrete monument;

Thence, crossing Lot 9, Riverwood Lake Subdivision, north 42 degrees, 1 minute, 42 seconds west 82.85 feet to a concrete monument in the common line between Lots 8 and 9, said point being 35 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 8, north 38 degrees, 4 minutes, 59 seconds west 98.03 feet to an iron pin set in concrete in the common line between Lots 7 and 8, said point being 25 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 7, north 59 degrees, 2 minutes, 16 seconds west 102.36 feet to an iron pin set in concrete, the original common rear corner of Lots 6 and 7;

Thence, with the rear line of Lot 6, north 44 degrees 54 minutes, 27 seconds west 60.0 feet to an iron pin set in concrete, the northwesterly corner of Lot 6, said point being also in the northwesterly line of Riverwood Lake Subdivision and in the southeasterly line of the W. J. Tune 52.96 Acre Tract, of record in Book 974, page 1, said Register's Office;

Thence, with said line south 35 degrees, 50 minutes, 37 seconds west 367.96 feet to the beginning.

The right-of-way to said land extends from Shadow Lane. N.E.. as shown on Plan of Riverwood Heights, Sec. 6 and of record in Book 2330, page 139, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rachel R. Stearns and Gregory Stearns, wife and husband by deed from Michael S. Wise, Trustee of the Nell I. Wise Living Trust, of record as Instrument No. 20000627006357 2, Register's Office for Davidson County, Tennessee.