Davidson County DEEDQC
Recvd: 08/20/07 13:16 2 pgs
Fees:12.00 Taxes:0.00
20070820-0099387

20B

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Hoffman **405 Jones Street** **Old Hickory, TN 37138**	**SAME AS NEW OWNER**	**Map: 45** **Parcel: 18 and** **Map 55, Parcel 53**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Maxine Weaver
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2007.

Doris Coley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **JOEL A. HOFFMAN**, by these presents do hereby quitclaim my interest (to establish a correct legal description) unto **JOEL A. HOFFMAN ,** his successors and assigns, all his right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee described as follows, to-wit:

BEGINNING at an iron rod found in the Northerly right of way of Bull Run Road approximately 3,268 feet West of Pine Valley Road, said point being the Southeast corner of the Robert and Linda Barnes property as described in Deed Book 10043, Page 7, Register's Office for Davidson County, Tennessee. Thence continuing with said right of way, South 62 degrees 47 minute 05 seconds West, 321.45 feet to an iron rod; Thence leaving said right of way, North 14 degrees 47 minutes 31 seconds West, 800.05 feet to an iron rod; Thence, South 88 degrees 02 minutes 41 seconds West, 2,330.68 feet to an iron rod; Thence, North 16 degrees 08 minutes 10 seconds East, 495.00 feet to an iron rod; Thence, North 28 degrees 08 minutes 10 seconds East, 297.00 feet to an iron rod; Thence, North 53 degrees 08 minutes 10 seconds East, 297.00 feet to an iron rod; Thence, North 21 degrees 38 minutes 10 seconds East, 181.50 feet to an iron rod; Thence, North 17 degrees 51 minutes 50 seconds West, 165.00 feet to an iron rod; Thence, North 39 degrees 51 minutes 50 seconds West, 247.50 feet to an iron rod; Thence, North 01 degrees 51 minutes 50 seconds West, 346.50 feet to an iron rod; Thence, North 30 degrees 08 minutes 10 seconds East, 528.00 feet to an iron rod; Thence, North 69 degrees 20 minutes 15 seconds East, 618.93 feet to an iron rod; Thence, North 54 degrees 07 minutes 12 seconds East, 253.85 feet to an iron rod; Thence, North 82 degrees 27 minutes 09 seconds East, 563.13 feet to an iron rod; Thence, North 05 degrees 52 minutes 36 seconds East, 1,909.22 feet to an iron rod; Thence, South 83 degrees 45 minutes 47 seconds East, 1,478.86 feet to an iron rod; Thence, South 06 degrees 24 minutes 49 seconds West, 595.09 feet to an iron rod; Thence, South 04 degrees 40 minutes 05 seconds West, 1,551.08 feet to a set stone; Thence, South 07 degrees 38 minutes 14 seconds West, 2,212.90 feet to an iron rod; Thence, North 89 degrees 17 minutes 12 seconds West, 514.32 feet to an iron rod; Thence, South 16 degrees 12 minutes 46 seconds East, 663.13 feet to the point of beginning and containing 237.47 acres, more or less, as described by Belle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, TN 37115.

Being the same property conveyed to Joel A. Hoffman by Warranty Deed dated May 8, 1995 from Edward M. Culver and wife, Avolyn P. Culver and Alan D. Goodwin and wife, C. Elaine Goodwin, of record in Book 9668, Page 62, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 4300 Bull Run Road, Ashland City, TN 37015

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 16th day of **August, 2007.**

Joel A. Hoffman
JOEL A. HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of **August, 2007**, before me personally appeared

JOEL A. HOFFMAN

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal at Goodlettsville, Tennessee.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY