071.00002309001

RE-SCAN

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/04/08 08:37 2 pgs
Fees:12.00 Taxes:0.00
20080204-0010965

ADDRESS OF NEW OWNER(S):

Winston Templet
132-B Volunteer Drive
Hendersonville, TN
37075

SEND TAX BILLS TO:

Regions Bank
112 Long Hollow Pike
Goodlettsville, TN 37072

MAP-PARCEL NUMBERS

Map: 39
Parcel: 277

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- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/20/2010

JENNY M ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **MID-SOUTH MAINTENANCE OF TENNESSEE, INC.**, by these presents do hereby quitclaim my interest unto **WINSTON TEMPLET, MARRIED,** his successors and assigns, all its right, title and interest in and to the following described tract of land:

LAND in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, as follows:

Beginning at a point in the Northeasterly margin of State Highway No. 112, (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Parman Oil Company property; thence N 59 deg. 30' E along the Northerly margin of the Parman Oil Company property a distance of 435.5 feet to a point; thence S 37 deg. 45' E along the rear line of the Parman Oil Company a distance of 107 feet to a point; thence N 37 deg. 00' E a distance of 211.2 feet to a point; thence N 57 deg. 15' E a distance of 132 feet to a point; thence N 57 deg. 01' E a distance of 158.4 feet to a point; thence N 49 deg. 36' E a distance of 90.5 feet to a point; thence N 40 deg. 29' E a distance of 94.5 feet to a point; thence N 61 deg. 16' E a distance of 92.3 feet to a point; thence N 52 deg. 08' E a distance of 118.3 feet to a point; thence N 75 deg. 23' E a distance of 165.9 feet to a point; thence N 65 deg. 05' E a distance of 87.7 feet to a point; thence N 62 deg. 19' E a distance of 53.5 feet to a point; thence N 87 deg. 17' E a distance of 35.9 feet to a point; thence N 73 deg. 23' E a distance of 108.1 feet to a point; thence N 64 deg. 40' E a distance of 192 feet to an iron pipe in the corner of a fence, said point being the extreme Easterly point of said property; thence N 87 deg. 00' W along an existing fence a distance of 1356 feet, more or less, to a point in said fence roll; thence South 28 deg. 30' W along an existing fence roll a distance of 655 feet, more or less to a point; thence S 87 deg. 00' E along a fence roll 320 feet, more or less to a point; thence S 21 deg. 30' E a distance of 149 feet to a point; thence S 59 deg. 30' W along the Southerly margin of the Moore property a distance of 566 feet to a point in the margin of State Highway No. 112, (Clarksville Highway), and; thence 37 deg. 00' E along the margin of said highway a distance of 16 feet to the point of the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THE FOLLOWING DESCRIBED 8 ACRE TRACT.

BEGINNING at a point in the Northeasterly margin of Clarksville Highway, said point being the Southwesterly corner of the herein described property, thence leaving the margin of Clarksville Pike, N. 59 deg. 30' E, a distance of 848 feet to a point; thence N. 21 deg. 15' 51" W., a distance of 245 feet to a point; thence N. 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N. 87 deg. W a distance of 655 feet, more or less, to a point; thence S. 87 deg. E. a distance of 320 feet, more or less, to a point; thence S. 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W. a distance of 566 feet to a point situated in the Northeasterly margin of Clarksville Pike, thence, with the margin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres of land, more or less and being a portion of the same property as described in Deed Book 11175, Page 219, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THIS CONVEYANCE a 16 feet wide Ingress & Egress Easement granted solely to the herein described Lender. This easement will expire when this Deed of Trust has been satisfied.

Easement described as follows: Beginning at a point situated in the Northeasterly margin of Clarksville Highway, said point being the point of beginning of the above described parcel, thence N. 59 deg. 30' E. a distance of 858 feet, more or less, to a point; thence N. 21 deg. 15' 51" W. a distance of 16.4 feet, more or less to a point; thence S. 59 deg. 30' W. a distance of 852.5 feet more or less to a point situated in the Northeasterly margin of Clarksville Pike; thence along the margin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning.

Being the same property conveyed to Mid-South Maintenance of Tennessee, Inc. by Warranty Deed dated November 10, 2006, from Edith E. Carney, Unmarried, of record by Instrument No. 20061220-0156891 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 5010 Clarksville Pike, Whites Creek, TN 37189

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

Witness my hand this the 1 day of **May, 2007.**

MID-SOUTH MAINTENANCE OF TENNESSEE, INC.

BY: _____

WINSTON TEMPLET, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared WINSTON TEMPLET, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Mid-South Maintenance of Tennessee, Inc., the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Winston Templet as such President.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 1 day of May, 2007.

Jenny M. Robertson
Notary Public

My Commission Expires: 3/20/2010

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)