QUITCLAIM DEED

Address New Owner As Follows:
Eddie D. Castleman, Et ux
C/O Simms Electric Inc.
603 45th Avenue, North
Nashville, TN 37209

SEND TAX BILLS TO:
Eddie D. Castleman
C/O Simms Electric, Inc.
603 45th Avenue, North
Nashville, TN 37209

Map 45
Parcel 49

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
603 45th Avenue, North
Nashville, Tennessee 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is
$ -0- .

Ed Castleman
Affiant

Subscribed and sworn to before me, this the 25th day of February, 1991.

Notary Public

My Commission Expires:

1-30-95

FOR AND IN CONSIDERATION of the express purpose of making a subdivision of the property (and no monetary consideration) and for the express purpose of making a re-conveyance to Eddie D. Castleman, and wife, Mary Jo Castleman. We, Eddie D. Castleman, and wife, Mary Jo Castleman by these presents do hereby quitclaim and convey unto John M. Simms, Trustee, his successors and assigns, the following described tract or parcel of land, to writ:

A tract of land located in the former 14th. Civil District of Davidson County, Tennessee. and more particularly described as follows, according to a survey by Barry Greer and Associates, Tennessee R.L.S. No. 211, 2910 Elm Hill Pike, Nashville, TN 37214, (615) 883-3649, dated 2-6-91:

Beginning at an iron pin, said pin being the Northwest corner of tthe property conveyed to Eddie D. Castleman, et ux, by deed of record in Book 7819, Page 579, R.O.D.C. and said pin being the Southwest corner of the property conveyed to Sam B. Walker III, et ux, by deed of record in Book 5453, Page 663, R.O.D.C., and proceeding as follows:

Thence, with said Walker's South boundary, North 88 degrees, 04 minutes, 57 seconds East, a distance of 318.81 feet to an iron pin set in a 19" oak stump;

Thence, severing the property of said Castleman, South 04 degrees, 22 minutes, 15 seconds East, a distance of 636.22 feet to an iron pin set in the North boundary of a 50 foot wide ingress-egress easement;

Thence, with said easement's boundary, South 58 degrees, 12 minutes, 47 seconds West, a distance of 37.94 feet to a point;

Thence, with said easement's boundary, South 64 degrees, 42 minutes, 53 seconds West, a distance of 132.04 feet to a point;

Thence, with said easement's boundary, South 77 degrees, 58 minutes, 49 seconds West, a distance of 96.70 feet to a point;

Thence, with said easement's boundary, South 84 degrees, 00 minutes, 15 seconds West, a distance of 65.13 feet to an iron pin set in the East boundary of the property conveyed to Jeffrey W. McLaughlin, et ux, by deed of record in Book 7729, Page 161, R.O.D.C., said pin also being located North 04 degrees, 22 minutes, 15 seconds West, a distance of 25.01 feet from said Castleman's Southwest corner in the centerline of said 50 foot wide ingress-egress easement;

Thence, with said McLaughlin's East boundary, North 04 degrees, 22 minutes, 15 seconds West, a distance of 729.40 feet to the beginning, and containing 5.100 acres, more or less.

BEING PART OF THE SAME property conveyed to Eddie D. Castleman and wife, Mary Jo Castleman by deed from Robert Miller and wife Dianne Miller of record in Book 7819, page 579 Register's Office of Davidson County, Tennessee.

This is unimproved property, known as part of Lot #7, Little Marrowbone, Joelton, Tennessee.

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

And now, I, the said John M. Simms, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Eddie D. Castleman and wife, Mary Jo Castleman, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of February, 1991.

Eddie D. Castleman

Mary Jo Castleman

John M. Simms, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, Eddie D. Castleman and Mary Jo Castleman, the Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of February, 1991.

_____
Notary Public

My Commission Expires:

1-27-95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public for said County and State, the within named, John M. Simms, Trustee, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and offical seal at Nashville, Tennessee, this 27th day of February, 1991.

_____
Notary Public

My Commission Expires:

1-27-95

96275

IDENTIF. REFERENCE

11 11 PM '91

0258 03/01 0101 01CASH 9.00