BOOK 9761 PG 519

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IDENTIF. & REFERENCE

This Instrument Prepared By:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John J. Geist and Mary D. Geist, Trustees Geist Family Revocable Living Trust Agreement 218 Diane Drive Madison, Tennessee 37115	Same	Tr.I 57-32, Tr.II 57-53 Tr.III 57-54 Tr.IV 57-112

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **MARY D. GEIST f/n/a Mary Joyce Divney** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **JOHN J. GEIST AND MARY D. GEIST,** Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, ("Grantee"), all of her interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I: Parcel 1: That part of the property formerly owned by D.J.H. Jordan (known as the Squire Jock Simpkins' Tract) which was allotted to Nannie Jordan Hyde and decreed to her by decree of the Chancery Court at Nashville, Tennessee as per Minute Book 53, page 551, a certified copy of which is recorded at Page 60 of Book 232 of the Register's Office, Davidson County, Tennessee.

Beginning at a hickory on Nicholson's southwest corner on Simpkins' line, running thence south 88 degrees each 148.95 poles to a stake and pointer; thence south 2 1/2 degrees west 115.47 poles to a stake with walnut pointer on Robert Cato's line; thence north 88 degrees west 148.95 poles to a stake on Simpkins' line; thence north 2 1/2 degrees east 115.47 poles to the point of beginning containing 107 1/2 acres more or less. Also a right of way easement 20 feet wide through and over lot No. 2 on Exhibit "B" to the report and decree which gave title to the above property to Mrs. Nannie Jordan Hyde, reference to which is here specifically made, which lot no. 2 was allotted to Leslie Jordan and also all the rights to said right of way or easement which was reserved and decreed to Mrs. Nannie Jordan, filed for record March 8, 1899.

Parcel 2: Beginning at a stake and oak pointer, S.W. corner of Henderson's 107 1/2 "A" tract, running thence S 3 degrees W 121 poles to a corner line; thence S 87 degrees E 59 1/2 poles to a post in the fence about 14 feet west of a walnut tree; thence N 17 1/2 W 23 1/2 poles to a stake 2 feet from an Elm pt.; thence N 18 1/2 degrees E 46 poles to a mark on standstone about 6 feet from 2 hickories; thence N 11 1/2 degrees W 28.8 poles to a stake 15 feet from oak pointer; thence N 21 1/2 degrees E 27, 1-5 poles to a Hickory in the southern

boundary of Henderson's 107 1/2 acre tract; thence with said Henderson's south line N 86 1/2 W 67.6 poles to the beginning. Containing 44.9 acres more or less.

TRACT II: Land in the 13th Civil District of Davidson County, State of Tennessee, described as follows: Being that portion of land conveyed by C.G. Green and wife, Knoxie P. Green, to Larry Divney, said deed being recorded in Book 1290, page 341, RODCo., Tn., from which tract of land the said Larry Divney and wife, Nora E. Divney, did convey and transfer to Alyne Breedlove, a tract containing 39.22 acres more or less, said deed from Larry Divney and wife, Nora E. Divney to Alyne Breedlove being recorded in Book 1283, page 295, RODCo., Tn. The remaining portion of said land which was then previously transferred and conveyed to the Grantor being described more fully as follows:

Beginning at a point to the extreme southeast corner of said 39.22 acres conveyed to Alyne Breedlove, said point beginning S 5 00 minutes W 54.5 feet south of a well on the edge of said Breedlove property. Beginning from said extreme southeast corner of the Breedlove property; thence N 87-30 W 1108 feet to a stake; thence N 2-30E 1905.3 feet to a stake; thence S 88-00 E 1306.1 feet to a stake; thence S 87-00 E 297 feet to a beech tree; thence S 88-30 E 214.5 feet to a stake; thence S 15-100 E 345.8 feet to a mulberry tree; thence N 89-45 W 287.7 feet to a stake; thence S 66-00 W 396 feet to a stake; thence S 15-30 W 370.3 feet to a stake; thence S 43 W 125.4 feet to a stake; thence N 69-45 W 99 feet to the center of a well; thence S 18-30 W 597.3 feet to a stake; thence S 1-00 E 371 feet to a stake; thence S 82-10 E 228 feet to the point of beginning.

TRACT III: Land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, described as follows: Beginning at an Ash Stump, Cato's northwest corner; thence south 68 degrees west 70 poles to a black gum tree; thence north 8 degrees west 57 poles to a stone, cedar and elm; thence north 35 degrees east 21 poles to a hickory; thence north 29 degrees east to a white oak; thence north 48 degrees east 16 1/2 poles to ash stump; thence north 88 degrees east 42 1/2 poles to a stone; thence south 71 poles to the beginning, containing 34 acres, more or less. (Description from prior deed)

Being the same property conveyed to Mary Joyce Divney by deed from Nora E. Divney of record in Book 6508, page 875, Register's Office, Davidson County, Tennessee.

TRACT IV: Being a tract of land in the Thirteenth Civil District of Davidson County, Tennessee, bounded on the east and south by Divney, on the north by Carrington and on the west by Craus and containing 20 acres, more or less. (Description from prior deed)

Being the same property conveyed to Mary Joyce Divney by Quitclaim Deed from Nora E. Divney of record in Book 6742, page 452, Register's Office, Davidson County, Tennessee.

JOHN J. GEIST, SPOUSE OF MARY D. GEIST, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST HE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

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IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11th day of August, 1995.

Mary Joyce Divney Geist
MARY JOYCE DIVNEY GEIST

JOHN J. GEIST

2094 08/14 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Mary Joyce Divney Geist
Affiant

Sworn to and subscribed to before me,
this the 11th day of August, 1995.

Notary Public

My Commission Expires: 1/27/96

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MARY JOYCE DIVNEY GEIST AND HUSBAND, JOHN G. GEIST,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 1995.

Notary Public

My Commission Expires: 1/27/96