THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

BOOK 9799 PG 372

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL
Robert McCasland 307 S. Main Street Goodlettsville, TN 37072	Same as New Owner	Map Parcel

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, and BARBARA JANE McCASLAND, hereinafter referred to as the "GRANTORS", and J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, hereinafter referred to as the "GRANTEE":

WITNESSETH:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, and BARBARA JANE McCASLAND, in full accordance with T.C.A. §64-1-110 and with the intention that the estate by the entireties in the property previously held by us as tenants by the entireties, be dissolved, the GRANTORS, J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, and BARBARA JANE McCASLAND, do hereby transfer, convey and quitclaim all of their right, title and interest in the property below described to J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, with the full intent and purpose to vest the said J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, with title thereto in fee simple, and by this conveyance the said J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, his heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

Tract No. 1:
BEGINNING at a post on the east margin of Brick Church Pike, same being the northwest corner of this lot and same being the southwest corner of the Bradley property, thence generally with an old fence line North 89 deg. 53' 45" East 364.64 feet to an iron pin, thence; leaving the fence South 20 deg. 35' West 450.00 feet to an iron pin on the north margin of Dry Creek Road, which line severs the J.R. McCasland property; thence; with the north margin of Dry Creek Road North 60 deg. 00' West 275.00 feet to a telephone pole, thence; around a curve at the intersection of Dry Creek Road and Brick Church Pike and Union Hill Road bearing an angle North 28 deg. West for a distance of 100 feet more particularly described as angle being 88 deg. 00' radius 71.98 feet, tangent 69.51 feet, link 110.55, for a chain distance of 100 feet to an iron pin, thence; with the east margin of Brick Church Pike North 22 deg. 00' East 210 feet to a corner fence post the point of beginning containing 2.80 plus or minus acres, this being part of the J.R. McCasland property as recorded in Book 2200, page 40 Register's Office for Davidson County, Tennessee. This description provided by Viking Surveying Service.

BEING the same property conveyed to J.R. McCasland, Jr. and wife, Barbara Jane McCasland, by deed from J.R. McCasland, a/k/a James Robert McCasland, and wife, Bessie B. McCasland, of record in Book 5136, page 421, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

Tract No. 2:
BEING a tract of land in Davidson County, Tennessee, and being a portion of that property conveyed to J.R. McCasland, Sr. in Book 2200, page 004, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, R.L.S., TN Lic. #1465 as follows:

BEGINNING at an iron pin in the northerly R.O.W. of Dry Creek Road, said pin being the most southwesterly corner of herein described tract and a corner to J.R. McCasland, Sr. (Book 2200, page 004, Register's Office for Davidson County, Tennessee); thence North 15 deg. 18' 32" East, 455.50 feet to an iron pin corner in the South line of Hardcastle (Book 2855, page 307, Register's Office for Davidson County, Tennessee), a corner with J.R. McCasland, Jr. (Book 5136, page 421, Register's Office for Davidson County, Tennessee), and Birdwell; thence South 06 degrees 12' 04" West, 325.20 feet to an iron pin; thence South 21 degrees 09' 19" West, 144.38 feet to an iron pin in the North margin of Dry Creek Road; thence with said margin North 60 degrees 36' 08" West, 37.91 feet to the point of beginning containing .331 acres more or less.

BEING the same property quitclaimed to James Robert McCasland, Jr. by Quitclaim Deed from J.R. McCasland, Sr., a/k/a James Robert McCasland, Sr.,and wife, Bessie B. McCasland, of record in Book 8545, page 998, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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

GRANTOR further quitclaims and conveys to the GRANTEE all rights of ingress and egress to and from the real property described above.

IN WITNESS WHEREOF, J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND and BARBARA JANE McCASLAND, have hereunto set their hands on this the 19th day of September, 1995.

J.R. McCASLAND, JR.,
a/k/a JAMES ROBERT McCASLAND, JR.,
a/k/a ROBERT McCASLAND

BARBARA JANE McCASLAND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.R. McCASLAND, JR., a/k/a JAMES ROBERT McCASLAND, JR., a/k/a ROBERT McCASLAND, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 19th day of September, 1995.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA JANE McCASLAND, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 19th day of September, 1995.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 19th day of September, 1995.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

95 SEP 20 AM 8:39
TERRY Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
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