THIS INSTRUMENT PREPARED BY:

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

# Quitclaim Deed

BOOK 10004PG618

| ADDRESS NEW OWNERS: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. |
|---|---|---|
| James Robert McCasland, Jr.<br>5105 Brickchurch Pike<br>Goodlettsville, TN 37072 | Same | Map 25-8<br>Parcels 11 & 12 |

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between BARBARA McCASLAND a/k/a BARBARA JANE WEBB McCASLAND, hereinafter referred to as the "GRANTOR", and JAMES ROBERT McCASLAND, Jr., hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I BARBARA McCASLAND a/k/a BARBARA JANE WEBB McCASLAND, the GRANTOR, have this day bargained, sold and quitclaimed unto JAMES ROBERT McCASLAND, Jr., the GRANTEE, his heirs and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: LAND in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded Plan of the J. W. Harris Subdivision of the Clark Home Place, and described according to a survey thereof made by William Collier Parrish Associates, Engineer, dated March 19, 1959, as follows:

BEGINNING at an iron pin in the west margin of Dickerson Pike, being known as U.S. Highway 31-W, said point being the southeast corner of the Madison property as conveyed by deed in Book 2090, page 271; thence with the margin of said pike or Highway, South 3 degrees 45' East 40 feet to the north corner of the land being retained by Mid-Ten Oil Company for Filling Station purposes; thence along said Oil Company's line South 32 degrees 21' West 149.07 feet; thence North 88 degrees 58' West 95.83 feet; South 1 degree 02' West 72 feet to the property conveyed to Earl R. Burton and wife, by deed of record in Book 2806, Page 585, Register's Office for said County; thence with their line, North 88 degrees 58' West 65 feet to an iron pin in a hedge row; thence with said hedge row, South 5 degrees 13' West 167.4 feet to a point in an old wire fence, being the south line of Lot 3; thence along said fence, North 88 degrees 08' West 289 feet to a point; thence North 19 degrees 23' East 116 feet to a point; thence North 78 degrees 54' East 27 feet to a point; thence North 12 degrees 35' West 173.6 feet to a point; thence North 5 degrees 26' East 56.5 feet to a point in the South line of the Madison property above referred to; thence with their line, North 84 degrees 04' East 513.65 feet to the point of beginning.

Being the same property conveyed to James Robert McCasland, Jr. by deed from James R. Omer, Trustee, of record in Book 7313, Page 906, 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.

The current mailing address for said property is $307 South Main Street, Goodlettsville, TN 37072.

TRACT NO. 3: LAND in the IOth Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded plan of J, W. Harris Subdivision of the Clark Home Place

and described according to a copy of a survey thereof made February 16, 1959, by William Collier Parrish Associates, as follows:

Beginning at a point in the westerly margin of Dickerson Pike at the northeast corner of the property conveyed to Louise E. Caruthers by deed from Elton C. Morris and wife, of record in Book 1972, page 632, Register's Office for said County; thence along Caruthers' north line North 88 deg. 58' West 190 feet to an iron stake; thence at right angles North 1 deg. 02' East 72 feet to an iron stake; thence at right angles South 88 deg. 58' East 95.83 feet to an iron stake; thence North 32 deg. 21' East 149.07 feet to an iron stake in the west margin of Dickerson Pike; thence with the margin of the same South 3 deg. 45' East 200.1 feet to the point of beginning.

Being the same property conveyed to James Robert McCasland and wife, Barbara McCasland by deed from Richard E. Thoni, a single man, of record in Book 7571, page 478, 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.

The current mailing address for said property is: 311 South Main Street, Goodlettsville, TN 37072.

JAMES ROBERT McCASLAND and JAMES ROBERT McCASLAND, JR. being one in the same person,

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 30 day of Sept, 1996.

Barbara McCasland
BARBARA McCASLAND
a/k/a BARBARA JANE WEBB McCASLAND

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA McCASLAND a/k/a BARBARA JANE WEBB McCASLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of Sept, 1996.

NOTARY PUBLIC

My Commission Expires: 9/17/97

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

BOOK 10004 PG 620

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 30 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9/17/97

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
SEPTEMBER 17, 1997

0167740
IDENTIF. ← REFERENCE

96 APR -4 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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