QUITCLAIM DEED

BOOK 10154 PG 861

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Foster,et ux	William E. Foster, et ux	Map 15
(NAME)	(NAME)	
2949 Union Hill Road	2949 Union Hill Road	Parcel 98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37880	Joelton, TN 37880	14D24020
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration)

~~We~~, I, Annie S. Carroll, also known as Annie Estelle Carroll, a widow,

by these presents do hereby quitclaim and convey unto William E. Foster and wife, June A. Foster, their heirs and assigns, certain property in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, on the south side of the Goodlettsville Pike, about one mile east of Joelton, more particularly described as follows:

Beginning at a point in the center of said Pike, J.A. Cooper's northwest corner; thence south 46 deg. and 30' west 30.8 poles to a roofing nail in the center of Pike; thence south 30' west 91.4 poles to a stake, 2 feet west of the center of Kin Reasoner's Branch, with horn-bean, dogwood, poplar, and beech pointers; thence south 88 deg. east 9 poles to a stake; thence south 30' east, 54.84 poles to a stone, Will Boyd's north line; thence with Will Boyd's line south 88 deg. east 3 poles to Cooper's corner in Boyd's line; thence with Cooper's line north 3 deg. east 169 poles to the beginning, containing 15.88 acres, more or less.

Included in the above description, but expressly excluded from this conveyance, is the following described property; Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, on the south side of the Goodlettsville Pike, about one mile east of Joelton described as follows:

Beginning at a point in the center of Union Hill Road, at the northwest corner of Cooper's 60 acres tract, as of record in Book 1261, page 545, in the Register's office for Davidson County, Tennessee; thence with Cooper's west line south 3 deg. west 793 feet to a point; thence south 89 deg. west 140 feet to a point; thence north 1 deg. west 339.58 feet to a point; thence south 81 deg. 30 minutes west in the center of Union Hill Road; thence with the center of same north 46 deg. 30 minutes east 400 feet to the point of beginning and containing 3.2 acres.

Being part of the same property wherein William M. Carroll and wife, Annie S. Carroll were conveyed a ½ undivided interest as Tenants by the Entirety and William A. Carroll and wife, Randy K. Carroll were conveyed a ½ undivided interest as Tenants by the Entirety from William Earl Roach and wife, Audrey R. Roach by deed of record in

(Continued on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ None T.C.A.67-4-409 (a)(4)

Subscribed and sworn to before me, this the 8th day of August 19 96

Affiant June A. Foster

My commission expires: 11-27-99

(Affix Seal) Notary Public

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

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 8th *day of* August, *19* 96.

Annie S. Carroll

THIS INSTRUMENT WAS PREPARED BY:
Thomas Eldridge
Attorney at Law
687 Candlestick Road
Nashville, TN 37211

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, Annie S. Carroll, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. She further stated she was under no duress, coercion, or undue influence but executed this instrument of her own free will.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 19 96

Notary Public.

My commission expires 11/27/99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named....., Trustee, the barguinor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ..... day of....., 19

Notary Public.

My commission expires: .....

(Description continued from page one)
Book 3940, page 401, Register's Office for Davidson County, Tennessee and being the same property wherein William A. Carroll and wife, Randy K. Carroll conveyed their ½ undivided interest to William M. Carroll and wife, Annie S. Carroll by deed of record in Book 4610, Page 585, RODCT, thus vesting fee simple title in William M. Carroll and wife, Annie S. Carroll as Tenants by the Entirety, excluding the 3.2 acres as hereinabove set out.

William M. Carroll and wife, Annie S. Carroll held the land as Tenants by the Entirety. He predeceased her on April 23, 1996 and she now holds title to the land by operation of law.

Annie S. Carroll, the grantor herein, hereby reserves a life estate in the above described property.

NO TITLE SEARCH REQUESTED. Prepared from information furnished by the parties.

02140 14

QUITCLAIM IDENTIFICATION REFERENCE

Deed

From: Annie S. Carroll, a widow,

to

William E. Foster and wife, June A. Foster

96 AUG 13 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6464 08/13 0101 03CHECK