BOOK 10178 PG 937

FROM

Karen Goodwin Dempsey

TO

Leslie Ruffner

FROM

Leslie Ruffner

TO

Karen Goodwin Dempsey

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Goodwin Dempsey (NAME)	SAME (NAME)	Part of
547 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 187
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 9.00
		New Parcel # to be assigned

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
213 A Ward Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1998

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a division of Tract "A" and Tract "B" out of the original large acreage.

We/ I, Karen Goodwin Dempsey

by these presents do hereby quitclaim my/our interest unto Leslie Ruffner, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

SEE ATTACHED EXHIBIT "A"

96 SEP -5 AM 8:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
is improved ( ) property, known as Tract "A" and Tract "B" Burkitt Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address:) (City or Town) (Postal Zip)

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

CASTQCD

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And now, I, the said Leslie Ruffner, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Karen Goodwin Dempsey her 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 we have hereunto set our hands on this the 26th day of August, 19 96.

Karen Goodwin Dempsey
Karen Goodwin Dempsey

Leslie Ruffner
Leslie Ruffner Trustee.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Karen Goodwin Dempsey,

the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 96

Ruth M. Foran Notary Public

My commission expires: July 12, 1999

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leslie Ruffner, Trustee, the bargainor, 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 26th day of August, 19 96

Ruth M. Foran Notary Public

My commission expires: July 12, 1999

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE AS DESCRIBED BY A SURVEY, DATED AUGUST 16, 1996, BY MICHAEL V. HOLMES, TENNESSEE #213, AS FOLLOWS:

TRACT "A":

Beginning at an iron pin in the southern right of way of Burkitt Road, said iron pin being the northwest corner of Goodwin Subdivision, recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee. Thence leaving said right of way of Burkitt Road, South 13° 03' 46" West 814.80 feet to an iron pin in a fence, said fence being on the northwest bouncary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529, page 423, of said Register's Office. Thence with said fence, North 74° 46' 10" West 273.33 feet to an iron pin. Thence leaving said McMurray line, North 13° 50' 06" East 815.90 feet to an iron pin in the southern margin of Burkitt Road. Thence South 73° 27' 31" East 174.00 feet to an iron pin. Thence with a curve to the left, said curve having a radius of 858.32 feet, a distance of 88.50 feet to the point of beginning, containing 217,803.55 square feet or 5.00 acres, more or less.

TRACT "B":

Beginning at an iron pin in the southern right of way of Burkitt Road, said iron pin being the northwest corner of Goodwin Subdivision, recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee. Thence with the southern right of way of said Burkitt Road, North 74° 27' 15" West 262.39 feet to the true point of beginning. Thence leaving said right of way of Burkitt Road, South 13° 50' 06" West 815.90 feet to an iron pin in fence. Said fence being the northwest boundary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529, page 423, of said Register's Office. Thence with said fence, North 74° 46' 10" West 270.30 feet to an iron pin at a fence corner. Thence continuing with fence, North 14° 05' 24" East 129.39 feet to an iron pin. Thence North 14° 30' 22" East 254.31 feet to an iron pin. Thence North 13° 44' 37" East 66.50 feet to an iron pin. Thence North 15° 00' 43" East 371.46 feet to an iron pin in the southern right of way of Burkitt Road. Thence with said right of way of Burkitt Road, South 73° 27' 31" East 259.43 feet to the true point of beginning, containing 217,812.42 square feet or 5.00 acres, more or less.

Being part of the same property conveyed to Mary Sue Goodwin and Karen Gocdwin by deed from Jennings Bryan Turner and wife, Susie Day Turner, of record in Book 4634, page 264, Register's Office for Davidson County, Tennessee.
Mary Sue Goodwin having died July 24, 1991 leaving said property to Heirs-at-Law and Karen Gocdwin.
Subsequently, Heirs-at-Law, Wallace Edward Goodwin, and wife, Mrs. Wallace Edwin Gocdwin and Martin T. Gocdwin and wife, Mrs. Martin T. Gocdwin having conveyed their interest to Karen Gocdwin by deed of record in Book 9536, page 828, Register's Office for Davidson County, Tennessee

Karen Goodwin being one and the same person as Karen Dempsey and Karen Goodwin Dempsey.

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