FILED FOR RECORD July 18, 1996 at 3:50 O'Clock P.M.

BOOK 10195 PG 130 126

THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER AS:

Dennis W. Castle et ux
199 Castletop Drive
Ashland City, TN 37015

SEND TAX BILLS TO:

Same

MAP: 45
PARCEL: P/027

PARTITION QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES MICHAEL RAGSDALE and DEBORAH C. RAGSDALE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **DENNIS W. CASTLE and wife, DEBORAH A. CASTLE**, hereinafter called the Grantee(s), their heirs and assigns, all our right, title and interest in and to the following described property located in Davidson County, Tennessee, and in the 1st Civil District of Cheatham County, Tennessee, to-wit:

Property lying partially in Davidson County, Tennessee and in the 1st Civil District of Cheatham County, Tennessee, being Tract #2 on a survey by H & H Land Surveying, Inc., dated April 29, 1996, and based on a survey by Young, Weakley and Weakley, dated October 12, 1987, and more particularly described as follows:

BEGINNING at a point in the center of Marrowbone Creek and Paul E. Freudeman's west line and Patricia Ann Gannon's southwest corner; thence South 54 degrees 23 minutes 35 seconds West 215.00 feet to the true point of beginning; thence with James Michael Ragsdale and Deborah C. Ragsdale's west property line, South 30 degrees 39 minutes 52 seconds East 272.03 feet to an iron pin set; thence South 59 degrees 20 minutes 08 seconds West 48.21 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 363.00 feet to an iron pin set; thence North 59 degrees 20 minutes 08 seconds East 48.21 feet to an iron pin set; thence South 30 degrees 39 minutes 50 seconds East 446.00 feet to an iron pin set; thence North 59 degrees 20 minutes 08 seconds East 50.00 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 350.00 feet to an iron pin set; thence South 59 degrees 20 minutes 08 seconds West 50.00 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 1183.73 feet to an iron pin set in the southwest corner of Ragsdale property; thence leaving Freudeman's west line, South 02 degrees 02 minutes 21 seconds West

202.99 feet to an iron pin found; thence leaving Freudeman's line, South 65 degrees 48 minutes 00 seconds East 140.45 feet to an iron pin found, being southeast corner of this tract; thence South 27 degrees 30 minutes 00 seconds West 354.00 feet to an iron pin found the southwest corner of this tract, and being the southeast corner of James E. Green property; thence with Green's east line and Richard L. Buhler's east line, North 27 degrees 51 minutes 21 seconds West 2431.64 feet to an iron pin set; thence North 30 degrees 57 minutes 17 seconds West 640.00 feet to the center of Little Marrowbone Creek and being the northeast corner of Richard L. Buhler's property and being the south line of Eddie L. Forte's property; thence North 54 degrees 23 minutes 35 seconds East 214.55 feet with the creek to the point of beginning, containing 742,895 square feet or 17.055 acres.

BEING a part of the same property conveyed to Dennis W. Castle and wife, Deborah A. Castle, and James Michael Ragsdale and wife, Deborah C. Ragsdale, by deed from Lewis H. Sadler and wife, Jacqueline J. Sadler, of record in Book 6339, Page 369, Register's Office for Davidson County, Tennessee, and in Book 229, Page 232, Register's Office for Cheatham County, Tennessee.

This conveyance is **SUBJECT** to a 15-foot easement for ingress and egress conveyed to Charles O. Boyd of record in Book 126, Page 446, Register's Office for Cheatham County, Tennessee.

This conveyance **INCLUDES** an easement from Paul E. Freudeman and wife, together with all the conditions and recitals therein, of record in Deed Book 128, Page 11, Register's Office for Cheatham County, Tennessee.

This conveyance is also **SUBJECT** to a Tennco Gas Line Easement across the northern part of this property and south of Marrowbone Creek.

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

IN WITNESS WHEREOF, Grantor(s) have executed this instrument this 16th day of July, 1996.

James Michael Ragsdale
JAMES MICHAEL RAGSDALE

Deborah C. Ragsdale
DEBORAH C. RAGSDALE

128

BOOK 10195 PG 132

STATE OF TENNESSEE]
COUNTY OF ~~CHEATHAM~~ DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES MICHAEL RAGSDALE and DEBORAH C. RAGSDALE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE Tennessee, this 16th day of July, 1996.

Debra D. Somers
Notary Public

My Commission Expires:

My Commission Expires JAN. 29, 2000

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $0.

Deborah A Castle
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1996.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 4-9-2000

SEAL

I, DOT DOWLEN, REGISTER OF CHEATHAM COUNTY TENNESSEE DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A Partial Deed EXECUTED BY James Michael Ragsdale TO Dennis W. Castle etux AS SAME APPEARS OF RECORD IN BOOK NO. 392 PAGE 126 IN SAID REGISTER'S OFFICE WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 12 DAY OF Sept 1996

Dot Dowlen
REGISTER

9998 09/18 0101 03CHECK 12.00

CHEATHAM COUNTY, STATE OF TENNESSEE
Office of Register, 7-18 1996
I, Dot Dowlen, Register of said county, do certify that the foregoing instrument and certificate are registered in said office. In Book No. 392 Page No. 126
and that they were received 7-18 1996
at 3:50 O'clock P. M. and entered in Note Book P Page 328 Receipt No. 29978
Dot Dowlen R Register

96 SEP 18 PM 2:16
ELLIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0226672