BOOK 10135 PG 986

FROM

Ruby Howse Goins

TO

William D. Castleman

FROM

William D. Castleman

TO

Ruby Howse Goins and husband, Theopoluis Goins

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Howse Goins (NAME)	Same as New Owner (NAME)	MAP 51
1300 Briarville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 49
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	FB# 11D17635

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072

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 10th DAY OF September 1996

_____ Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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 tenancy by the entirety

We, Ruby Howse Goins

by these presents do hereby quitclaim my/our interest unto William D. Castleman, Trustee,

his successors and assigns, the following described tract or parcel of land, to wit:

BEING part of Lot No. 1 on the Plan of the lands of Wilson Williams, deceased, as of record in Minute Book "K", page 198, County Court for said County, described according to a survey made by Anderson and Gee, Surveyors, May 18th, 1946, as follows:

BEGINNING on the westerly margin of Briarville Road at the northeast corner of a .56 acre tract owned by Percy Love; thence with the northerly line of the said Love property, south 88 deg. 40' west 313 feet to the easterly line of the Shields Tract; thence with Shields' easterly line and a fence north 0 deg. 15' east 70 feet; thence eastwardly and parallel with the northerly line of said Love property 313 feet, more or less, to the westerly margin of Briarville Road; thence with said road south 0 deg. 30' west 70 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM is property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Rueben C. Howse, Sr., a widower, of record in Book 7655, page 636, Register's Office for Davidson County, Tennessee, as follows:

RIGHT-OF-WAY: Beginning at a point on the southeast corner of Parcel 49 of Map 51 and lying approximately 25 feet west of the existing centerline of Briarville Road; thence N 84 deg. 52' 33" W along property line for a distance of 5.0 feet to a point; thence N 6 deg. 57' 27" E along proposed right-of-way

CONTINUED

unimproved ( )
This is improved (X) property, known as 1300 Briarville Road, Madison, TN 37115
(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.

LEGAL DESCRIPTION CONTINUATION

line for a distance of 70.0 feet to a point; thence S 84 deg. 52' 33" E for a distance of 5.0 feet to a point; thence S 6 deg. 57' 27" W along existing right-of-way line of Briarville Road for a distance of 70.0 feet to the point of beginning and containing therein an area of 350, more or less, square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being a 10 foot wide strip of land lying adjacent to parallel, and on the west side of the above right-of-way description and containing therein an area of 700 more or less, square feet. Said temporary easement to be abandoned upon completion of construction.

Being the same property conveyed to Rueben C. Howse, Sr., and wife, Willie Howse, by deed from William H. Howell, Trustee, of record in Book 3075, Page 285, Register's Office for said County. The said Willie Howse having predeceased Rueben C. Howse, Sr. Rueben C. Howse, Sr., having died testate May 17, 1996, in Davidson County, Tennessee, by his Last Will and Testament said property was devised to his daughter, Ruby Howse. Ruby Howse and Ruby Howse Goins, being one and the same person.

0226914
IDENTIFICATION REFERENCE

96 SEP 19 AM 10:17
REGISTER
DAVIDSON COUNTY, TN.

0254 09/19 0101 03CHECK 12.

And now, I, the said William D. Castleman, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ruby Howse Goins and husband, Theopoluis Goins

their 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 10th day of September, 1996.

Ruby Howse Goins
Ruby Howse Goins

William D. Castleman
William D. Castleman Trustee.

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, Ruby Howse Goins,

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 10th day of September, 1996.

Bertie Jo Whitaker
Notary Public.

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 11-27-99

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, William D. Castleman, 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 10th day of September, 1996.

Bertie Jo Whitaker
Notary Public.

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 11-27-99