BOOK 10319 PG 949

THIS INSTRUMENT PREPARED BY:

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

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carol M. Edwards 856 Dry Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 017-00-0 Parcel 154

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between ROBERT L. EDWARDS, hereinafter referred to as the "GRANTOR", and CAROL M. EDWARDS, 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, ROBERT L. EDWARDS, the GRANTOR, has this day bargained, sold and quitclaimed unto CAROL M. EDWARDS, the GRANTEE, her heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Robert L. Edwards and wife, Carol Edwards, in Deed Book 8035, page 493, Register's Office for Davidson County, Tennessee, according to a survey dated May 22, 1989 and revised December 30, 1996 by Tommy E. Walker, Tennessee License No. 1465.

BEGINNING at an iron pin in the southerly margin of Dry Creek Road , said pin being the most northeast corner to herein described tract; and a common corner to Luther C. Talley in (Deed Book 7419, page 738, Register's Office for Davidson County, Tennessee); thence now leaving said margin with said Talley for the next two calls: South 42 deg. 05' 30" West, 620.66 feet to an existing iron pin; thence South 69 deg. 44' 18" West, 41.30 feet to an existing iron pin; thence now leaving said Talley with a new line North 04 deg. 25' 35" East 408.02 feet to an existing iron pin; thence South 74 deg. 14' 41" East, 200.00 feet to an existing iron pin; thence North 07 deg. 38' 44" East, 231.30 feet to an existing iron pin in the southerly margin of Dry Creek Road; thence with said margin and a curve to the right (I = 02 deg. 46' 19", R = 913.81 feet, L = 44.21 feet and CB = South 69 deg. 53' 17" East), 44.21 feet to a point; thence continuing with said margin and a curve to the right (I = 17 deg. 04' 48", R = 616.56 feet, L = 183.80 feet and CB = South 59 deg. 57' 44" East), 183.12 feet to the point of beginning containing 2.274 acres more or less.

BEING a part of the same property conveyed to Robert L. Edwards and wife, Carol Edwards, a/k/a Carol M. Edwards, by deed from J.R. McCasland and wife, Bessie R. McCasland, of record in Book 8035, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee in the case of Robert Lee Edwards vs. Carol Edwards, Docket No. 96D-2658.

This is an umimproved property located on Dry Creek Road, Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 9th January, 1997.

Robert L. Edwards
ROBERT L. EDWARDS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. EDWARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 9/17/97

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Carol M. Edwards
AFFIANT

Sworn to and subscribed before me this the 9th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 9/17/97

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

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IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN.

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