FROM: DENNIS W. BIRDWELL, ET UX

TO: CINDY ELAINE BIRDWELL

BOOK 10839 PG 701

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
CINDY ELAINE BIRDWELL	SAME	Map 017
863 Dry Creek Road		158
Goodlettsville, Tennessee 37072		

Mail

THIS INSTRUMENT PREPARED BY:
LARRY L. ROBERTS
Attorney at Law
627 Second Avenue, South
Nashville, Tennessee 37210

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $ -0-
Sworn to and subscribed before me this 13th day of March, 1996.

Dennis Birdwell
AFFIANT

Polly Edwards
NOTARY PUBLIC
My Commission Expires: 1/24/97

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FOR AND IN CONSIDERATION of the sum of One dollar cash in hand paid, and other good and valuable consideration, I, DENNIS W. BIRDWELL, do by these presents quitclaim and convey unto CINDY ELAINE BIRDWELL, her successors and assigns, all right, title and interest which I have in and to the following described parcel or tract of land, to wit:

Land in Davidson County, Tennessee, and being more fully described as follows:

Being a tract of land in Davidson County, Tennessee, and being a portion of that property conveyed to J. R. McCasland Sr., in Book 2200, page 004, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, R.L.S. Tennessee License #1465 as follows:

Beginning at an iron pin in the northerly R.O.W. of Dry Creek Road, said pin being the most southwesterly corner of herein described tract: thence N. 35 Deg. 49' 32" W., 526.7 feet to an iron pin corner in the south line of Hardcastle (B.2855, p. 307, R.O.D.C.T.), a corner with J. R. McCasland, Jr., (B.5136, P. 421, R.O.D.C.T.); thence with the south line of said Hardcastle S. 85 Deg. 27' 20" E., 218.02 feet to an iron pin; thence S. 48 Deg. 35' 41" E., 544.42 feet to an iron pin in the north margin of Dry Creek Road; thence with a curve to the left, (A=30 Deg. 17' 10", R=614.89 feet, LC=321.26 feet), 325.03 feet to the point of beginning containing 2.44 acres, more or less.

Being the same property conveyed to Dennis W. Birdwell and wife, Cindy E. Birdwell, by deed from James R. McCasland and wife, Bessie B. McCasland, of record in Book 7369, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, and easements of record.

This is improved property known as: 863 Dry Creek Road, Goodlettsville, Tennessee 37072.

Dennis W. Birdwell
DENNIS W. BIRDWELL
GRANTOR

Cindy E. Birdwell
CINDY E. BIRDWELL
GRANTOR

BOOK 10839 PG 702

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned authority, a notary public in the state and county aforesaid, the aforenamed DENNIS W. BIRDWELL, known personally to me, who, upon his oath, stated he has signed the foregoing Quitclaim Deed, for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of March, 1996.

Tolly Edwards
NOTARY PUBLIC

My Commission Expires: @ 11-24-01.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned authority, a notary public in the state and county aforesaid, the aforenamed CINDY E. BIRDWELL, known personally to me, who, upon her oath, stated she has signed the foregoing Quitclaim Deed, for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of March, 1996.

Tolly Edwards
NOTARY PUBLIC

My Commission Expires: 11-24-01.

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IDENTIF. ↑ REFERENCE

98 MAR 16 PM 2:37

ELIX Z. ELSER III REGISTER
DAVIDSON COUNTY, TN.

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