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0509043
IDENTIF. # REFERENCE

47

QUITCLAIM DEED

98 NOV -5 PM 2:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rusty D. Waller (NAME)	New Owner (NAME)	PART OF:
5.08 acres, Marrowbone Ridge (STREET ADDRESS OR ROUTE NUMBER)	Rd. (STREET ADDRESS)	MAP 28
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 33

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- X Rusty Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 1998.

KATHY J. BYERS
NOTARY PUBLIC
STATE OF TENNESSEE

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 12-24-2001

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Robin Dewayne Waller, Unmarried,

by these presents do hereby quitclaim my/our interest unto Rusty D. Waller and wife, Tasha Waller,

their successors and assigns, all his right, title and interest in and to the following described tract of land:

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T., in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract, thence along the northern margin of Marrowbone Ridge Road, along a curve with a radius of 835.00 feet, an arc length of 352.54 feet, and a chord being North 63 deg. 29 min. 46 sec. West, 349.93 feet to a new iron pin,

THENCE along a new line, North 58 deg. 00 min. 00 sec. East, 170.50 feet to a new iron pin,

THENCE continuing along a new line, North 17 deg. 30 min. 00 sec. East, 222.27 feet to a new iron pin,

THENCE continuing along a new line, North 08 deg. 44 min. 37 sec. East, 202.67 feet to a new iron pin,

THENCE continuing along a new line, North 33 deg. 07 min. 42 sec. East, 353.23 feet to a new iron pin,

CONTINUED

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

Witness my hand this 3rd day of November, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robin Dewayne Waller
Robin Dewayne Waller

CASTQCDE

LEGAL DESCRIPTION CONTINUATION

THENCE continuing along a new line, North 27 deg. 40 min. 06 sec. East, 195.99 feet to a new iron pin,

THENCE continuing along a new line, South 62 deg. 19 min. 54 sec. East, 100.00 feet to a new iron pin,

THENCE continuing along a new line, South 24 deg. 37 min. 49 sec. West, 558.78 feet to a new iron pin,

THENCE continuing along a new line, South 59 deg. 58 min. 06 sec. East, 134.39 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T.,

THENCE along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 5.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 09-03-1998.

The above described property is conveyed subject to the following perpetual ingress/egress easement, being described as follows, to- wit:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T., in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract, thence along the northern margin of Marrowbone Ridge Road, along a curve with a radius of 835.00 feet, an arc length of 30.10 feet, and a chord being North 74 deg. 33 min. 31 sec. West, 30.10 feet to a point,

THENCE along a new line, North 20 deg. 04 min. 49 sec. East, 547.06 feet to a point,

THENCE continuing along a new line, South 59 deg. 58 min. 06 sec. East, 30.46 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, Page 30, R.O.D.C.T.,

THENCE along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 0.374 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, Dated 09-03-1998.

Being a portion of the property conveyed to Robin Dewayne Waller, Unmarried, by deed from Ozella Barbee, Unmarried, of record in Book 10873, Page 691, Register's Office of Davidson County, Tennessee.

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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 Robin Dewayne Waller, Unmarried

the bargainor _____, 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 at Goodlettsville, Tennessee, this 3rd day of November, 19 98.

Commission expires 11-24-2001

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

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