Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 61796 Instrument 12561
Rec'd: 12.00 NBK: S Pg 74
State: 0.00 Recorded
Clerk: 0.00 6/7/1999 at 3:00 PM
EDP: 2.00 in Deed Book
Total: 14.00
478 Pg 92

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER AS:

Deborah C. Ragsdale
115 Castletop Drive
Ashland City, TN 37015

MAIL EM

SEND TAX BILLS TO:
Same

MAP: 63
PARCEL: 16.02

0598491

INSTRUMENT # REFERENCE

99 JUN 10 PM 3:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PARTITION DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, and for the express purpose of partitioning lands owned by Grantors and Grantee, we, **DENNIS W. CASTLE and wife, DEBORAH A. CASTLE**, hereinafter called the Grantors, by these presents, do hereby transfer, convey and quitclaim unto **DEBORAH C. RAGSDALE**, hereinafter called the Grantee, her heirs and assigns, all our right, title, claim and interest in and to the following described property located partially in Davidson County and in the 1st Civil District of Cheatham County, Tennessee, to-wit:

Property lying partially in Davidson County and in the 1st Civil District of Cheatham County, Tennessee, being Tract #1 on a survey by Youngs, Weakley and Weakley, dated October 12, 1987, and recorded in Deed Book 6339, Page 369.

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 32 degrees 30 minutes 06 seconds East 232.74 feet to a point in Paul E. Freudeman's west line; thence South 39 degrees 11 minutes 00 seconds East 251.83 feet to a point; thence South 54 degrees 01 minute 04 seconds East 89.74 feet to a point; thence South 18 degrees 41 minutes 24 seconds East 121.64 feet to a point; thence South 66 degrees 23 minutes 44 seconds East 60.94 feet to a point; thence South 39 degrees 39 minutes 34 seconds East 330.03 feet to a point; thence South 73 degrees 12 minutes 21 seconds East 89.05 feet to a point; thence South 34 degrees 22 minutes 43 seconds East 122.08 feet to a point; thence South 19 degrees 46 minutes 58 seconds East 146.19 feet to a point; thence South 17 degrees 50 minutes 43 seconds East 235.38 feet to a point; thence South 20 degrees 09 minutes 29 seconds East 146.90 feet to a point; thence South 06 degrees 10 minutes 36 seconds East 81.34 feet to a point; thence South 14 degrees 22 minutes 32 seconds East 90.82 feet to a point;

thence South 53 degrees 35 minutes 31 seconds East 200.01 feet to a point; thence South 02 degrees 02 minutes 21 seconds West 623.23 feet to an iron pin in the west line of Freudeman and being the southwest corner of this tract and the southeast corner of Dennis W. Castle's 17.05 acre tract; thence with Castle's east line, North 30 degrees 39 minutes 52 seconds West 1183.73 feet to an iron pin (said iron pin being 80 feet southwest of Dennis Castle's house); thence North 59 degrees 20 minutes 08 seconds East 50.00 feet to an iron pin; thence North 30 degrees 39 minutes 52 seconds West 350.00 feet to an iron pin; thence South 59 degrees 20 minutes 08 seconds West 50.00 feet to an iron pin; thence North 30 degrees 39 minutes 52 seconds West 446.00 feet to an iron pin; thence South 59 degrees 20 minutes 08 seconds West 48.21 feet to an iron pin; thence North 30 degrees 39 minutes 52 seconds West 363.00 feet to an iron pin; thence North 59 degrees 20 minutes 08 seconds East 48.21 feet to a point; thence North 30 degrees 39 minutes 52 seconds West 272.03 feet to a point in the center of Marrowbone Creek; thence, with said creek, North 54 degrees 23 minutes 35 seconds East 215.00 feet to the point of beginning, **containing 17.09 acres.** Included in the above description is a one acre tract of land, described and recorded in Deed Book 236, Page 832.

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. Deborah C. Ragsdale acquired the interest of James Michael Ragsdale by divorce decree of record in Book A6, Page 354, 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 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, Grantors have executed this instrument this the 20th day of May, 1999.

Dennis W. Castle

DENNIS W. CASTLE

Deborah A. Castle

DEBORAH A. CASTLE

STATE OF TENNESSEE]
COUNTY OF Cheatham]

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **DENNIS W. CASTLE and wife, DEBORAH A. CASTLE**, 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 Ashland City, Tennessee, this the 20th day of May, 1999.

Grace Knox
Notary Public

My Commission Expires: 4-9-2000

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

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

Deborah Castle Ragsdale
Affiant

Sworn to and subscribed before me, this 26th day of May, 1999.

Grace Knox
Notary Public

My Commission Expires: 4-9-2000

05/10 0101 03CHECK 14.00