Instr:200003150026727 Page: 1 OF 3
REC'D FOR REC 03/15/2000 2:22:45PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

47

FROM

Eddie B. Taylor, Married

TO

William D. Castleman

FROM

William D. Castleman

TO

Eddie Bryan Taylor and wife, Sheila Sloan Taylor

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Bryan Taylor (NAME)	Union Planters Bank (NAME)	MAP 24
4834 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	112 Long Hollow Pike (STREET ADDRESS)	PARCEL 11
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 8th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN

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, Eddie B. Taylor, Married

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:

Land in the 10th Civil District of Davidson County, Tennessee, being the northeasterly part of Tract No. 2 on the Map showing the Partition of J. W. Phelan's Tract, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, March 19, 1945, as follows:

BEGINNING at a spike in the center of Brick Church Pike at the common corner of Tracts Nos. 2 and 3 on said Map, said spike also being the south corner of the property conveyed to Rosetta Phelan, et al, by deed from Nellie Phelan Ragan, et al, as of record in Book 1316, page 309, Register's Office for said County; thence with said Phelan's southwesterly line with a drain as follows: North 35 degrees West 188 feet, North 57 degrees West 120 feet, North 27 degrees West 102 feet, North 43 degrees West 102 feet, North 45 degrees West 150 feet and North 50 degrees West 49 feet to an elm; thence with said Phelan's southwesterly line North 64 degrees West 272 feet to an ash; thence with the same North 55 degrees West 1358 feet to a stake with a dogwood and sassafras pointers in Benton's easterly line; thence with Benton's easterly line South 3 degrees West 175.5 feet to a point; thence southeasterly 2220 feet, more or less, to the center of Brick Church Pike; thence with the center of said Pike North 37 degrees 15' East 150 feet to the beginning.

Being the same property conveyed to Lee R. Taylor and wife, Bessie O. Taylor by deed from Horace L. Smith and wife, Dorothy A. Smith of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 4834 Brick Church Pike, Goodlettsville, TN 37072
(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

4366, Page 957, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Lee Roy Taylor by deed from Bessie O. Taylor of record in Book 4634, Page 990, Register's Office for Davidson County, Tennessee. The said Lee Roy Taylor having since died and by Will of record in Will Book 232, Page 827, Probate Court for Davidson County, Tennessee, the property was devised to Eddie B. Taylor.

Eddie B. Taylor and Eddie Bryan Taylor are one in the same person.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Robert R. Galbreath and wife, Mary Allen Galbreath by deed from Roy Lee Taylor, a single man, of record in Book 8110, Page 757, Register's Office for Davidson County, Tennessee. Roy Lee Taylor and Lee Roy Taylor being one in the same person.

Land in the Second District of Davidson County, Tennessee. Being a portion of the property of Lee Roy Taylor as of record in Deed Book 4634, page 990, Register's Office for Davidson County, Tennessee, according to a survey dated January 18, 1990 by Donald R. Carver, Registered Land Surveyor No. 271, described as follows:

Being Lot one on the plat of Lee Roy Taylor Property as of record in Plat Book 6050, page 426, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the northern margin of Brick Church Pike, said point being the southern corner of the property of Charles L. Johnson (Deed Book 5821, page 785, Register's Office for Davidson County, Tennessee), and being the south east corner of this parcel; thence with the margin of Brick Church Pike, South 41 deg. 47' 54" West 134.43 feet to a concrete monument; thence leaving said road margin; North 48 deg. 16' 44" West 677.46 feet to an iron pin; thence North 42 deg. 17' 57" East 237.84 feet to an iron pin at an elm tree on the line of Charles L. Johnson; thence with the line of Charles L. Johnson for the next six calls, South 53 deg. 56' 01" East 59.90 feet to an iron pin at a walnut tree; thence continuing South 40 deg. 04' 41" East 103.86 feet to an iron pin; thence continuing South 41 deg. 07' 36" East 150.07 feet to an iron pin; thence continuing South 40 deg. 06' 53" East 102.30 feet to an iron pin; thence continuing 42 deg. 31' 22" East 116.25 feet to an iron pin; thence continuing 29 deg. 37' 41" East 155.15 feet to the point of beginning, containing 3.164 acres, more or less.

A permanant easement for a seconday sewerage soil absorption system extending approximately one foot onto a roadway or driveway leading to the Grantor's property, as shown on the Plan of record in Book 6050, page 426, Register's Office for Davidson County, Tennessee.

An easement for engress and egress across a roadway or driveway extending 25 feet in width in a southwesterly direction from the southwesterly line of the above described tract and running from Brick Church Pike to the remaining property of the Grantor of record in Book 4634, page 990 Register's Office for Davidson County, Tennessee, said easement being more particluarly and specifically described as follows, to-wit:

Beginning at a concrete monument in the northwesterly margin of Brick Church Pike, the southerly corner of the tract herein described; thence with said margin of Brick Church Pike South 41 deg. 47' 54" West 25.0 feet to a point; thence North 48 deg. 16' 44" West 677.46 feet to a point; thence North 42 deg. 17' 57" East 25 feet to an iron pin; thence South 48 deg. 16' 44" East 677.46 feet to the point of beginning.

Notwithstanding, in the event the Grantor or the Grantor's heirs ever sell, **transfer, or convey the property hereinabove described, this easement shall automatically become null and void, and of no further force or effect, whatsoever.**

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 Eddie Bryan Taylor and wife, Sheila Sloan Taylor

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 8th day of March, 2000.

Eddie B. Taylor

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, Eddie B. Taylor, Married,

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 8th day of March, 2000.

Notary Public.

My commission expires: 3/23/02

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 8th day of March, 2000.

Notary Public

My commission expires: 3/23/02