PICK-UP

Davidson County DEEDQC
Recvd: 05/13/03 15:08 2pgs
Fees:12.00 Taxes:0.00
20030513-0064373

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH FROM DOCUMENTS PROVIDED BY THE PARTIES BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Greg A. Catignani	Same	P/O
4315 Bernard Rd. Joelton TN 37080		29
		48.00

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Sharon Elaine Phillips**, a single person, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto **Greg A. Catignani**, a single person, hereinafter referred to as Grantee, his successors and assigns, all my right, title and interest in and to a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at an iron pin in the center of Buck Branch, said point is a common corner H. B. Blankenship property described in Deed Book 5335, Page 219 and common corner Sharon Elaine Phillips property; thence with a new line which is a common dividing line Sharon Elaine Phillips property N 20° 36' 14" E 432.29 feet to an iron pin; thence N 64° 28' 25" E 93.32 feet; thence S 77° 38' 15" E 281.40 feet to a PK nail in the center of Bernard Road; thence generally with the center line of Bernard Road N 6° 15' 30" E 132.6 feet; thence, N 18° 58' 50" E 115.6 feet; thence N 51° 09' 55" W 142.4; thence N 79° 40' 55" W 417.36 feet; thence S 49° 48' 10" W 86.8 feet; (all points in Bernard are marked with PK nails), thence, 56° 02' 40" W 383.36 feet to X marked in the center of Buck Branch Creek and the east line of John Rottero's land in the north margin of a 20 foot road or right-of-way crossing said Buck Branch; thence with the center line of said Branch, S 40° 16' 20" E 126.2 feet; thence S 5° 55' 16" E 153.79 feet; thence S 34° 44' 09" E 125.67 (feet) to the point of beginning, containing 6.20 acres, more or less, according to a survey by John J. O'Connor performed in April 2003 but otherwise not dated.

BEING part of the same property conveyed to Sharon Elaine Phillips from Carlyss Anthony Catignani as described in Deed Book 5063, Page 974, and also then by 200001030000470.

Also included in this conveyance is an electrical and water service easement described as follows:

Beginning at a point in the south line property line of Elaine Phillips, said point is 30 feet from the center of Bernard Road; thence running generally parallel with the center line of Bernard Road twenty-five (25) west of said line N. 51° 00' 00" W 422 feet to a point; thence N 20° 35' 10" W 140 feet, (said point being twenty-five (25) feet west Bernard Road center line), this point intersects the new dividing line of parcel 29-48. This line is approximately fifteen (15) feet from the pavement edge and 28 feet from a point located in the center of Bernard Road on the bearing line S 77° 38' 15" E according to a survey by John J. O'Connor performed in May 2003 but otherwise undated.

The above description is not the same as in the previous deed of record.

This is unimproved property known as: **Bernard Road, Joelton, TN 37080**.

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

Witness my hand this 8th day of May 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sharon Elaine Phillips
SHARON ELAINE PHILLIPS - Grantor

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 **Sharon Elaine Phillips**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of MAY 2003.

Diane H. Willis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 5/30/04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the 8th day of MAY 2003.

Sharon Elaine Phillips
Affiant

Diane H. Willis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 5/30/04