Davidson County DEEDQC
Recvd: 01/08/04 13:56 3pgs
Fees:22.00 Taxes:0.00
FROM 20040108-0003332

47

FROM

MARGARET C. BATEMAN, UNMARRIED

TO

William D. Castleman, Trustee

FROM

William D. Castleman, Trustee

TO

MARGARET C. BATEMAN, unmarried, and
WILLIAM A. SNODDY et ux LISA J. SNODDY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret C. Bateman	Wells Fargo Home Mortgage, Inc.	17/304.00
(NAME)	(NAME)	
2620 Greer Road	P.O. Box 5137	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Des Moines, IA 50306	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Street, Suite 112
Goodlettsville, TN 37072
FROM INFORMATION FURNISHED BY THE PARTIES..NO TITLE SEARCH WAS DONE.

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 2nd day of January, 2004

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create an estate as joint tenants with rights of survivorship.

We, MARGARET C. BATEMAN, UNMARRIED

by these presents do hereby quitclaim my/our interest unto William D. Castleman of Williamson County, Tennessee, , Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808, in the Register's Office of said County, and being Tract 1 on a plat of a survey of the division of said property dated May 5, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the easterly right-of-way (25 feet from the centerline) of Greer Road with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505, in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 70 degrees 32 minutes 18 seconds West 56.21 feet to the beginning of a curve in said right-of-way concave to the Southwest and having a radius of 888.64 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 101.72 feet to the point of tangency; Thence, with said right-of-way, North 77 degrees 05 minutes 50 seconds West 169.33 feet to the beginning of a curve in said right-of-way concave to the Northeast and having a radius of 311.66 feet; Thence, with said curve and right-of-way, northwesterly an arc distance of 283.14 feet to the point of tangency; Thence, with said right-of-way, North 25 degrees 02 minutes 34 seconds West 79.98 feet to the beginning of a curve in said right-of-way concave to the East and having a radius of 549.82 feet; thence, with said curve

CONTINUED

unimproved ( )
This is improved (X) property, known as 2620 Greer Road, 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

and right-of-way, northerly an arc distance of 82.77 feet to an iron pin; Thence, severing the property of Waverly E. Williams, of record in Deed Book 4740, page 808 in said Register's Office, North 73 degrees 34 minutes 59 seconds East 601.68 feet to an iron pin in said Morgan's and Roberts' westerly boundary line; Thence, with said boundary line, South 1 degree 26 minutes 02 seconds East 576.76 feet to the beginning, containing 5.10 acres.

Being the same property conveyed to Aaron C. Bateman and wife, Margaret C. Bateman, by deed from Johnny M. Ayers, unmarried, of record in Book 11593, page 704, Register's Office for Davidson County, Tennessee. The said Aaron C. Bateman having since died.

Subject to Deed of Trust of record in Instrument No. 20020606-0068598, said Register's Office, securing Wells Fargo Home Mortgage, Inc.

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 MARGARET C. BATEMAN, unmarried, and WILLIAM A. SNODDY and wife, LISA J. SNODDY, as joint tenants with rights of survivorship, ~~his~~ 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 2nd day of January, 2004.

Margaret C. Bateman
MARGARET C. BATEMAN

William D. Castleman
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, MARGARET C. BATEMAN, UNMARRIED, 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 2nd day of January, 2004

Joyce B. Donehue
Notary Public

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 9/22/07

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 2nd day of January, 2004

Joyce B. Donehue
Notary Public

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 9/22/07