THIS INSTRUMENT PREPARED
DROM INFORMATION AND
DOCUMENTS PROVIDED BY
THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 08/18/04 15:20 3pgs
Fees:22.00 Taxes:0.00
20040818-0099993

FROM: Virgil L. Darnell et ux

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Virgil L. Darnell et al

ADDRESS NEW OWNER:
Virgil L. Darnell
773 Old Lebanon Dirt Road
Hermitage, Tennessee 37076

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 87
Parcel 1

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create a life estate interest in Virgil L. Darnell and wife, Marie M. Darnell with a remainder interest in David W. Darnell and Davida D. Warren, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, we, **Virgil L. Darnell and wife, Marie M. Darnell,** have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, to-wit:

> Being a tract of land described according to a survey of the Virgil L. Darnell Property dated August 10, 1986, by John D. McCormick, TRS # 674, 6247 New Hope Road, Hermitage, Tennessee 37076, as follows:
>
> Said tract begins at an iron pin in the northerly margin of Old Lebanon Dirt Road, said point being the southwest corner of this tract and a common corner with the Wilburn Withers property, of record in Book 5969, page 627, Register's Office for Davidson County, Tennessee; thence with the margin of Old Lebanon Dirt Road N 75° 00' 00" E 280.07 feet to an iron pin, said point being the southeast corner of this tract and a common corner with the Clint E. Dennison et al property of record in Book 6990, page 394, said Register's Office; thence leaving the margin of Old Lebanon Dirt Road and running with Dennison's westerly line N 10° 56' 00" W 316.02 feet to an iron pin; thence continuing with Dennison's westerly line N 7° 57' 32" E 379.87 feet to an iron pin, said point being the northeast corner of this tract; thence N 87° 47' 59" W 267.80 feet to an iron pin in the easterly line of the Johnnie Withers property (now the easterly boundary of Sunset Oaks Subdivision), of record in Will Book 136, page 392, Probate Clerk's Office for Davidson County, Tennessee, said point being the northwest corner of this tract; thence with the

easterly line of Johnnie Withers' and Wilburn Withers' property S 0° 11' 08" E 770.00 feet to the point of beginning and containing 4.05 acres, more or less.

Being a part of the same property conveyed to Virgil L. Darnell and wife, Marie M. Darnell, by deed of record in Book 3920, page 684, Register's Office for Davidson County, Tennessee.

This is improved property known as 773 Old Lebanon Dirt Road, Hermitage, Tennessee 37076.

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

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Virgil L. Darnell and wife, Marie M. Darnell, a life estate interest with a remainder interest to David W. Darnell and Davida D. Warren**, 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 this 12th day of August, 2004.

Virgil L Darnell
VIRGIL L. DARNELL

Marie M. Darnell
MARIE M. DARNELL

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Virgil L. Darnell and wife, Marie M. Darnell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this 12 day of August, 2004, at Mt. Juliet, Tennessee.

Michael W Ferrell
NOTARY PUBLIC

My Commission Expires: 8/8/08

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee**, 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 foregoing Quitclaim Deed for the purposes therein contained, this the 12 day of August, 2004, at Mt. Juliet, Tennessee.

Michael W Ferrell
NOTARY PUBLIC

My Commission Expires: 8/8/08

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this the 12 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 8/8/08

MICHAEL W. FERRELL
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.