X

ADDRESS NEW OWNER AND
SEND TAX BILLS:
ALBERT TOLBERT, JR., TRUSTEE
2306 Ingram Road
Whites Creek, TN 37189

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDQC
Recvd: 03/07/05 11:11 3 pgs
Fees:17.00 Taxes:0.00

20050307-0024672

MAP PARCEL NUMBER:
31 - 73

NO TITLE SEARCH

QUITCLAIM DEED

This instrument is made and entered into this the 3 day of March, 2005, by and between ALBERT TOLBERT, JR. TRUSTEE OF THE ALBERT TOLBERT, JR. REVOCABLE LIVING TRUST, GRANTOR and ALBERT TOLBERT, JR., TRUSTEE OF THE ALBERT TOLBERT, JR. REVOCABLE LIVING TRUST, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located on the west margin of Ingram Road, and east of Lickton Pike, and being more particularly described as follows:

BEGINNING at a point, an iron pin along the west margin of Ingram Road, said point being the south western corner of the property herein described and said point being the southeast corner of Davidson County tax map 31, parcel 147 of Jeremy Tolbert as evidenced in Instrument Number 20000119/6282 as evidenced in the Register's Office for Davidson County, Tennessee, thence:

1. with the line common to the property herein described and to Jeremy Tolbert (Map 31 Parcel 147), North 35 degrees 57 minutes 23 seconds West a distance 487.19 feet to an iron pin, said iron pin being in the west line of the property herein described, thence:

2. continuing with the same common line to Jeremy Tolbert (Map 31 Parcel 147), North 22 degrees 37 minutes 21 seconds West 533.10 feet to an iron pin, said iron pin being the northwest corner of the property herein described and said iron pin also being the northeast corner of Jeremy Tolbert (Map 31 Parcel 147) and said iron pin being the south line of Eanes (Map 23 Parcel 95) as evidenced in Deed Book 8469, Page 118, Register's Office for Davidson County, Tennessee, thence:

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3. leaving the line in common with Jeremy Tolbert (Map 31 Parcel 147), with the south line of Eanes (Map 23 Parcel 95) and along the north line of the property herein described, South 83 degrees 28 minutes 37 seconds East a distance of 490.00, thence:

4. continuing with the line common to Eanes (Map 23 Parcel 95) South 81 degrees 49 minutes 08 seconds East a distance of 38.15 feet to an iron pin, feet, said iron pin being the northeast corner of the property herein described, said iron pin also being the northwest corner of Robert Tolbert (Map 31 Parcel 154) as evidenced in Instrument Number 20041202/143529 Register's Office for Davidson County, Tennessee, thence:

5. leaving the line in common with Eanes (Map 23 Parcel 95), with the line common with Robert Tolbert (Map 31 Parcel 154), South 17 degrees 15 minutes 25 seconds West a distance of 160.66 feet to an iron pin, said iron pin being in the east line of the property herein described and said iron pin being in the west line of Robert Tolbert (Map 31 Parcel 154), said iron pin also being the in the north line of Robert Tolbert (Map 31 Parcel 72) as evidenced in Instrument Number 20041115/136599 Register's Office for Davidson County, Tennessee, thence:

6. leaving the west line of Tolbert (Map 31 Parcel 154) line, with the line with Tolbert (Map 31 Parcel 72) North 46 degrees 02 minutes 40 seconds West a distance of 36.00 feet to an iron pin said iron pin being an interior corner in the east line of the property herein described and said iron pin being the northeast corner of Robert Tolbert (Map 31 Parcel 72), thence:

7. continuing with the line with Tolbert (Map 31 Parcel 72), South 24 degrees 48 minutes 59 seconds West a distance of 299.44 feet to an iron pin, said iron pin being an interior corner in the east line of the property herein described and said iron pin being the northwest corner of Robert Tolbert (Map 31 Parcel 72), thence:

8. continuing with the line common with Robert Tolbert (Map 31 Parcel 72), South 45 degrees 58 minutes 25 seconds East a distance of 283.99 feet to an iron pin, said iron pin being in the east line of the property herein described and said iron pin being in the west line of Robert Tolbert (Map 31 Parcel 72), thence:

9. continuing with the line common with Robert Tolbert (Map 31 Parcel 72), South 68 degrees 12 minutes 24 seconds East a distance of 149.78 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the west line of Robert Tolbert (Map 31 Parcel 72), said iron pin also being the in the west line of Robert Tolbert (Map 31 Parcel 154), thence;

10. leaving Tolbert (Map 31 Parcel 72) line, with the line with Tolbert (Map 31 Parcel 154) South 36 degrees 33 minutes 37 seconds West a distance of 57.16 feet to an iron pin in the north margin of Ingram Road, said iron pin being in the south line of the property herein described and said iron pin being the southwest corner of Robert Tolbert (Map 31 Parcel 154), thence:

11. leaving Tolbert (Map 31 Parcel 154) line, with the north margin of Ingram Road South 48 degrees 37 minutes 58 seconds West a distance of 191.06 feet to an iron pin, the beginning, containing 5.003 acres more or less, according to a survey by Jesse E. Walker dated December 18, 1999.

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Being a part of the same property conveyed to The Albert Tolbert, Jr. Revocable Trust by deed of record in Instrument No. 20040202-0012389, Register's Office for Davidson County, Tennessee.

PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR.

Executed on the date first above written.

Albert Tolbert Jr.
ALBERT TOLBERT, JR., Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, ALBERT TOLBERT, JR., Trustee the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. In the capacity therein stated

Witness my hand at office this 3 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF Sumner

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

Albert Tolbert Jr.
AFFIANT

Subscribed and sworn to before me, this the 3 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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