Davidson County DEEDQC
Recvd: 01/10/06 13:26 4 pgs
Fees:22.00 Taxes:0.00
20060110-0003673

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

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Map/Parcel
A portion of 06300020700

QUITCLAIM DEED

FROM: **CATHLEEN D. TOWNSEND**

TO: **CYNTHIA D. KIEL**

SEND TAX BILLS TO:
CYNTHIA D. KIEL
1106 Cheyenne Cr.
Madison, TN 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **CATHLEEN D. TOWNSEND,** have this day bargained and sold, and do hereby transfer and convey unto **CYNTHIA D. KIEL,** her heirs and assigns, all right, title and interest I may own in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A TRACT OF LAND IN THE NINTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 207.00 ON DAVIDSON COUNTY TAX MAP NO.63 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SOILS GRID MAP PREPARED BY H & H LAND SURVEYING, INC., DATED JULY 6, 2005, JOB NUMBER 2005-32 1 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF MENEES LANE AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO KENNETH BROWN (PARCEL 52.00-TAX MAP 63) AS OF RECORD IN DEED BOOK 5013, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MENEES LANE, NORTH 89 DEGREES 37 MINUTES 17 SECONDS WEST, 50.00 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JAMES W. FORKUM (PARCEL 189.00-TAX MAP 63) AS OF RECORD IN DEED BOOK

5968, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MENEES LANE, AND WITH THE EASTERLY PROPERTY LINE OF SAID FORKUM, NORTH 00 DEGREES 22 MINUTES 43 SECONDS EAST, 599.21 FEET TO AN IRON ROD (OLD); THENCE,

3. NORTH 40 DEGREES 05 MINUTES 24 SECONDS EAST, 241.08 FEET TO AN IRON ROD (OLD); THENCE,

4. NORTH 01 DEGREES 18 MINUTES 45 SECONDS EAST, 561.28 FEET TO AN IRON ROD (OLD); THENCE,

5. NORTH 01 DEGREES 49 MINUTES 18 SECONDS EAST, 41.31 FEET TO AN IRON ROD (OLD), BEING THE MOST NORTHEASTERLY CORNER OF SAID FORKUM; THENCE,

6. WITH THE NORTHERLY PROPERTY LINE OF SAID FORKUM, NORTH 87 DEGREES 30 MINUTES 52 SECONDS WEST, 648.69 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY CORNER OF SAID FORKUM; THENCE,

7. WITH THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO OPAL M. WILLIAMS (PARCEL 32.00-TAX MAP 63) AS OF RECORD IN DEED BOOK 7026, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN PART, NORTH 03 DEGREES 14 MINUTES 03 SECONDS EAST, 72.00 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO VAL D. GRAMMER (PARCEL 186.00-TAX MAP 63) AS OF RECORD IN DEED BOOK 8833, PAGE 895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

8. WITH THE EASTERLY PROPERTY LINE OF SAID GRAMMER, AND THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO DELMAS M. GRAMMER, JR. (PARCEL 99.00-TAX MAP 63) AS OF RECORD IN DEED BOOK 3884, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 03 DEGREES 21 MINUTES 50 SECONDS EAST, 332.71 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM S. MILLER, JR. AND STEPH1NE W. MILLER (PARCEL 34.00-TAX MAP 63) AS OF RECORD IN DEED BOOK 10800, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

9. WITH THE EASTERLY PROPERTY LINE OF SAID MILLER, IN PART, NORTH 03 DEGREES 51 MINUTES 36 SECONDS EAST, 229.72 FEET TO AN IRON ROD (OLD); THENCE,

10. NORTH 03 DEGREES 18 MINUTES 21 SECONDS EAST, 107.95 FEET TO AN IRON ROD (NEW); THENCE,

11. LEAVING THE EASTERLY PROPERTY LINE OF SAID MILLER, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF (PARCEL 207.00-TAX MAP 63), SOUTH 87 DEGREES 30 MINUTES 52 SECONDS EAST, 674.24 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED KENNETH BROWN PROPERTY; THENCE,

12. WITH THE WESTERLY PROPERTY LINE OF SAID BROWN, IN PART, SOUTH 01 DEGREES 39 MINUTES 55 SECONDS WEST, 468.19 FEET TO AN IRON ROD (OLD); THENCE,

13. SOUTH 01 DEGREES 22 MINUTES 32 SECONDS WEST, 118.67 FEET TOAN IRON ROD (OLD); THENCE,

14. SOUTH 01 DEGREES 49 MINUTES 11 SECONDS WEST, 113.16 FEET TO AN IRON ROD (OLD); THENCE,

15. SOUTH 01 DEGREES 18 MINUTES 45 SECONDS WEST, 578.01 FEET TO AN IRON ROD (OLD); THENCE,

16. SOUTH 40 DEGREES 05 MINUTES 24 SECONDS WEST, 240.61 FEET TO AN IRON ROD (OLD); THENCE,

17. SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST, 581.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 581,820 SQUARE FEET OR 13.36 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

INCLUDED IN THE ABOVE-DESCRIBED TRACT IS A 50-FOOT INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF TRACT NO. 1 AS SHOWN ON THE SOILS GRID MAP PREPARED BY H & H LAND SURVEYING, INC., AND RUNS IN A NORTHERLY DIRECTION FROM MENEES LANE TO THE NORTHERLY PROPERTY LINE OF THIS TRACT AND IS PARALLEL TO THE EASTERLY PROPERTY LINE OF THIS TRACT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOYLE GENE MENEES AS OF RECORD INDEED BOOK 7148, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY WILL OF RECORD AS INSTRUMENT NO. 5756/1765330, PROBATE COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE, DOYLE GENE MENEES CONVEYED THIS PROPERTY TO HIS DAUGHTERS, CATHLEEN D. TOWNSEND AND CYNTHIA D. KIEL. CATHY TOWNSEND AND CATHLEEN D. TOWNSEND ARE ONE AND THE SAME PERSON.

Timothy E. Townsend, husband of Cathleen D. Townsend, joins in this deed for the purpose of conveying whatever interests he may have, if any, resulting from his marriage to Cathleen D. Townsend.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of January, ~~2005.~~ 2006

Cathleen D. Townsend
CATHLEEN D. TOWNSEND

Timothy E. Townsend
TIMOTHY E. TOWNSEND

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, CATHLEEN D. TOWNSEND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 9th day of January, ~~2005~~ 2006

Charles M. Prince
NOTARY PUBLIC

My Comm. Expires: 7-25-09

CHARLES M. PRINCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, TIMOTHY E. TOWNSEND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 9th day of JANUARY, ~~2005~~ 2006.

Charles M. Prince
NOTARY PUBLIC

My Comm. Expires: 7-25-09

CHARLES M. PRINCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this transfer is $(-0-).

Cathy D. Townsend
AFFIANT

Sworn to and subscribed before me this 9th day of JANUARY, ~~2005~~ 2006.

Charles M. Prince
NOTARY PUBLIC
My Comm. Expires: 7-25-09

CHARLES M. PRINCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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