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Baydoun

Davidson County DEEDQC
Recvd: 02/01/06 16:22 2 pg:
Fees:12.00 Taxes:0.00
20060201-0012692

*This Instrument Prepared By:*
*Wm. Lee Horn, Esq.*
*BAYDOUN & KNIGHT, PLLC*
*424 Church Street, Suite 2650*
*Nashville, Tennessee 37219*

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Carol M. Edwards, et al<br>856 Dry Creek<br>Goodlettsville, TN 37072 | Carol M. Edwards, et al<br>856 Dry Creek<br>Goodlettsville, TN 37072 | 17-298 |

***This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.***

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**FOR AND IN CONSIDERATION** of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Cindy E. McCasland,** a single resident of the State of Tennessee, by these presents does hereby transfer and convey unto **Carol M. Edwards, James Robert McCasland, Jr., Barbara Talley, and Cindy E. McCasland as Co-Trustees of the McCasland Family Farm Trust U/A dated Janauary 30, 2006,** all of her right, title and interest, in and to the following described tract of land situated in Davidson County, Tennessee:

A tract of land in Davidson County, Tennessee, and being a portion of that property conveyed to J.R. McCasland, Sr., in Book 2200, Page 004, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, R.L.S. Tennessee License #1465 as follows:

Beginning at an iron pin in the northerly right-of-way of Dry Creek Road, said pin being the most southwesterly corner of herein described tract: thence N. 35 deg. 49' 32" W., 526.7 feet to an iron pin corner in the south line of Hardcastle (B.2855, P307, R.O.D.C.T.) a corner with J.R. McCasland, Jr. (B. 5136, P. 421, R.O.D.C.T.); thence with the south line of said Hardcastle S. 85 deg. 27' 20" E., 218.02 feet to an iron pin; thence S. 48 deg. 35' 41" E. 544.42 feet to an iron pin in the north margin of Dry Creek Road; thence with a curve to the left, (A=30 Deg. 17' 10", R= 614.89 feet, LC=321.26 feet), 325.03 feet to the point of beginning containing 2.44 acres, more or less.

The Grantor, Cindy McCasland, specifically reserved for herself and retains a life estate in the real property as hereinabove described, together with the improvements thereon and appurtenances thereto under the following terms, provisions and conditions:

a. Grantor shall be solely responsible for the timely payment of all costs or expenses relating to the upkeep, taxes, maintenance, and insurance on said property, insuring all building structures located on said tract in an amount equal to the maximum insurable value, in the name of the Grantee herein.

b. The life estate of Cindy McCasland will terminate and will be of no further force and effect, whatsoever, if Cindy McCasland chooses to live elsewhere or fails to reside on the premises and use the said premises as her principle residence for a period of six (6)

consecutive months for any reason.

BEING the same property conveyed to Cindy E. McCasland, by Warranty Deed to from Eric E. Goodman, dated October 17, 2005 of record in Fiche 20051019, Frame 0126027, Register's Office for Davidson County, Tennessee.

This is improved property located at 863 Dry Creek, Goodlettsville, Tennessee 37072.

This conveyance is made subject to rights of way, easements, restrictions and reservations of record as located, and ad valorem taxes for the 2006 year.

TO HAVE AND TO HOLD TO SAID GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of January, 2006.

Cindy McCasland

Cindy McCasland

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cindy McCasland,** whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2006.

Wm Lee Horn

Notary Public

My Commission Expires: 1/23/2010

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $60.0.

Cindy McCasland

Affiant

Subscribed and sworn to before me, this 30th day of January, 2006.

Wm Lee Horn

Notary Public

My Commission Expires: 1/23/2010

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY