31B Baydoun

Davidson County DEEDQC
Recvd: 02/01/06 16:23 5 pg:
Fees:27.00 Taxes:0.00
20060201-0012693

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 856 Dry Creek Goodlettsville, TN 37072	Carol M. Edwards, et al 856 Dry Creek Goodlettsville, TN 37072	Map 17-00 Parcel 158 and Map 24 Parcel 69

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.

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, **Carol M. Edwards, James Robert McCasland, Jr., Barbara Talley, and Cindy E. McCasland,** residents 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 January 30, 2006,** all of their right, title and interest, in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT 1:

BEING a tract of land in the 10TH Councilmanic District of Davidson County, Tennessee, described according to a survey dated February 16th, 2004 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the northerly margin of Dry Creek Road, said pin being the most southeasterly corner of the herein described tract and being a common corner to Cindy McCasland (IN 20010622-66420, Registers Office for Davidson County, Tennessee); thence with said margin S 67 20'06" W, 115.43' to a point; thence with the same and a curve to the left (I=51 17'09", R=303.14', LC=262.38',CB= N 87 01"19"W) for a curve distance of 271.34' to a point; thence with the same N 61 22'45"W, 14.91' to an existing iron pin in the center of a joint use driveway, common corner to James Robert McCasland (DB 9799,PG 372 Register's Office for Davidson County, Tennessee); thence now leaving said margin with the center of said drive N 21 09'19" E, 144.12' to an iron pin; thence N 06 12'04" E, 325.20' to an iron pin the southerly line of Charles E. Bradley, et ux (DB 10818, PG 830, Register's Office for Davidson County, Tennessee), said pin being a common corner to Cindy, J.R. and James Robert McCasland; thence with the westerly line of said Cindy McCasland S 34 09'30" E, 524.48' to the point of beginning containing 2.149 acres more or less.

BEING subject to a life Estate retained by Bessie R. McCasland as set forth in a Warranty Deed dated March 15, 2004 of record in Fiche 20040319, frame 0031207, Register's Office for Davidson County, Tennessee.

BEING FURTHER SUBJECT TO A Dedication of Driveway Easement by and between James R. McCasland, Jr., as party to the first part, and Bessie R. McCasland, Cindy McCasland, Barbara Talley, James R. McCasland, Jr. and Carol M. Edwards as party to the second part of record in Deed Book 9799, Page 372, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cindy McCasland, Barbara Talley, James R. McCasland, Jr. and Carol M. Edwards by Warranty Deed dated March 15, 2004 of record in Fiche 20040319, frame 0031207, Register's Office for Davidson County, Tennessee.

This is improved property located at 883 Dry Creek Road, Goodlettsville, Tennessee 37072.

TRACT 2:

A certain tract or parcel of land in Davidson County, Tennessee described according to a survey dated September3, 1985 J. Bruce Rainey, Registered Land Surveyor, License No. 823, Job No. 85-412, as follows:

BEGINNING at a fence corner, marking the most northerly corner of this tract, the southeast corner of the land conveyed to Ruth Dorris McCasland and Margie Virginia McCasland Clendennin of record in Book 1372, page 104, Register's Office for Davidson County, Tennessee and the northwest corner of the property conveyed to Anita E. Davy of record in Book 2045, page 557, Register's Office for Davidson County, Tennessee; thence with the westerly line of Davy, along a fence line, South 02 deg. 47' 20" West, 568.15 feet to an iron pin; thence continuing with said fenceline, South 05 deg. 35'39" West, 46.22 feet to an iron pin at a fence corner; thence with the southerly line of Davy, along a fence line, South 78 deg. 06'36" East, 329.50 feet to an iron pin; thence South 79 deg. 34'04" East, 243.75 feet to an iron pin at a fence corner; thence continuing with the fence line, South 05 deg. 40'17" East, 507.99 feet to an iron pin; thence continuing with said fence line, South 11 deg. 22'03" East, 243.77 feet to an iron pin at or near a creek; thence continuing with said fence line, South 66 deg. 00'57"West, 175.67 feet to an iron pin at a fence corner; thence continuing with said fence line, North 85 deg. 22'07"West, 112.74 feet to a point in the fence line; thence continuing with the said fence line, North 65 deg. 40'05"West, 230.54 feet to a point on the fence; thence continuing with said fence line, North 62 deg. 36"32" West, 219.15 feet to a point on the fence; thence continuing with said fence line, North 88 deg.58'45" West, 80.11 feet to a point on the fence line; thence continuing with said fence line, North 79 deg. 27' 46" West, 109.12 feet to a point on the fence; thence continuing with said fence line, North 87 deg. 02'39"West, 146.35 feet to a point on the fence; thence continuing with said fence line, North 85 deg. 13'51" West, 171.76 feet to a point on the fence; thence continuing with said fence line, North 87 deg. 23'14" West, 509.16 feet to a point on the fence; thence continuing with said fence line, North 88 deg. 53'06" West, 131.28 feet to a 18" hackberry tree at a fence corner; thence continuing with said fence line, North 04 deg. 05'25" East, 366.42 feet to a 15" hackberry tree; thence North 39 deg. 26'55" East, 320.24 feet to an iron pin; thence North 42 deg. 34'25" East, 409.95 feet to an iron pin; thence North 13 deg. 15'14" East, 212.57 feet to an existing iron pin; thence North 73 deg. 05'46" East, 564.17 feet to the point of beginning and containing 35.88 acres, more or less.

EASEMENT: 15 feet in width, across neighboring properties, and along an old road for ingress and egress for the property described above to Dry Creek Road reserved in the deed to J. Robert McCasland dated March 14, 1942 and filed for record in Book 1225, page 215, Register's Office for Davidson County, Tennessee, which private road has been used as a means of ingress and egress to the said property for more than 60 years.

BEING the same property conveyed to Cindy McCasland, Barbara Talley, James R. McCasland, Jr. and Carol M. Edwards by Warranty Deed dated August 18, 1999 of record in Deed Book 11628, Page 823, Register's Office for Davidson County, Tennessee.

This is improved property located at 856-A Dry Creek Road, Goodlettsville, Tennessee 37072.

No portion of the above described property is homestead of the Grantors.

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, ITS SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of January, 2006.

Carol M. Edwards

Carol M. Edwards

James Robert McCasland, Jr.

Barbara Talley

Barbara Talley

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 **Carol M. Edwards,** 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.

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

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

Notary Public

My Commission Expires: 1/23/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara Talley,** 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.

Notary Public

My Commission Expires: 1/23/2010

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.

Notary Public

My Commission Expires: 1/23/2010

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 $0.00.

Barbara Talley
Affiant

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

Notary Public

My Commission Expires: 1/23/2010

WM LEE HOHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY