Davidson County DEEDQC
Recvd: 03/03/06 13:27 3 pgs
Fees:12.00 Taxes:0.00

20060303-0024979

PREPARED BY:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
David C. Roland, *et ux.* 8541 Poplar Creek Road Nashville, TN 37221	~~No Change From Current Recipient~~ Same as New Owners	Map 154 Parcel 292

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, David C. Roland, the Grantor, by these presents do hereby quitclaim and convey unto David C. Roland and wife, Karin E. Roland, the Grantees, as tenants by the entireties, and their heirs, successors and assigns, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, which is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

THIS is improved property known as 8541 Poplar Creek Road, Nashville, Tennessee 37221.

THIS is the same legal description as that used in the prior deed of conveyance.

This conveyance is made pursuant to Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said David C. Roland and wife, Karin E. Roland, so that the entire property, upon the death of either, will go to the other.

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

Witness my hand this 23rd day of January, 2006.

DAVID C. ROLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia Castro-McLaughlin, a Notary Public in and for said County and State, the within named, David C. Roland, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 23rd day of January, 2006.

Virginia Castro-McLaughlin
NOTARY PUBLIC

May 24, 2008
Commission Expiration Date

VIRGINIA CASTRO-MCLAUGHLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is the creation of a tenancy by the entirety, pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), and it is therefore exempt from recordation tax.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2006.

Virginia Castro-McLaughlin
Notary Public

May 24, 2008
Commission Expiration Date

VIRGINIA CASTRO-MCLAUGHLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS DEED PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT CERTIFICATION OR EXAMINATION OF TITLE BY THE PREPARER.

H:\SCS\Potential\Roland, David\Quitclaim Deed.doc

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING ON POPLAR CREEK IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY POPLAR CREEK ROAD ON THE NORTH; HAROLD L. MOSES REMAINDER ON THE EAST, SOUTH, AND WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF POPLAR CREEK ROAD (25' FROM THE CENTER), LOCATED S88°04'57"E 255.96' FROM AN IRON PIN IN THE EAST LINE OF HAROLD L. MOSES AND LINDA H. MOSES PROPERTY (REF. INSTRUMENT #20010914 PAGE 0100337 R.O.D.C.), THENCE LEAVING THE ROAD AND WITH 3 NEW LINES S00°52'59"E 479.92' TO AN IRON PIN SET; THENCE N87°49'18"W 467.74' TO AN IRON PIN SET; THENCE N02°10'42"E 477.51' TO AN IRON PIN SET ON THE SOUTH MARGIN OF POPLAR CREEK ROAD S87°49'18"E 47.28' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=00°49'50"; RADIUS=13,823.14'; ARC=200.36'; TANGENT=100.18'; CHORD=S88°14'12"E 200.36' TO AN IRON PIN SET; THENCE S88°39'07"E 147.53' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=00°49'50"; RADIUS=434.06'; ARC=47.03'; TANGENT=23.54'; CHORD=S85°32'55"E 47.00' TO THE POINT BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS AND BEING A PORTION OF HAROLD L. AND LINDA H. MOSES PROPERTY AS RECORDED IN DEEDBOOK 9587 PAGE 432 AND A PORTION OF INSTRUMENT #20010914 PAGE 0100337 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 8, 2002.

IN FAVOR OF THE ABOVE TRACT IS A 25' INGRESS-EGRESS EASEMENT RUNNING FROM THE EAST LINE OF THE ABOVE TRACT TO THE CENTER OF POPLAR CREEK ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE ABOVE TRACT LOCATED S00°56'59"E 135.09' FROM THE NORTHEAST CORNER OF THE ABOVE TRACT THENCE WITH THE CENTER OF A 25' INGRESS-EGRESS EASEMENT S73°16'32"E 107.66' TO A POINT; THENCE N18°40'16"E 46.69' TO A POINT IN THE CENTER OF A PAVED DRIVE; THENCE N35°49'56"W 29.75' TO A POINT; THENCE N22°22'26"W 121.33' TO A POINT IN THE CENTER OF POPLAR CREEK ROAD.

Being the same property conveyed to David C. Roland and wife, Andrea J. Roland, by quitclaim deed from Harold L. Moses and wife, Linda H. Moses, of record in Instrument No. 20020816-0099434, said Register's Office.

and by deed # 20060303-0024978 R.O.D.C.