Record & Return To:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Robert Kay O'Dell, II	Same as new owner	30-104
3715 Bianco Road		
Joelton, TN 37080-8906		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2006.

Notary Public

My commission expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Robert K. O'Dell, II, Robin Kaye O'Dell Hudgens and Raven Karoline O'Dell Phelps and Robert K. O'Dell his life estate , "Grantor" by these presents, does hereby quitclaim and convey unto Robert Kay O'Dell, II, married ,"Grantee", his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in the 14th Civil District of said County, described according to a property description prepared by William Marlin Keel, Registered Land Surveyor, as follows:

Beginning at an iron pin in the center of Bianco Road, said pin being the northeast corner of the property conveyed to Ross Franklin Tomey and wife, Nancy R. Tomey, by deed from Alvin Eugene Farmer and wife, Nancy Maxine Farmer; thence, with the center of Bianco Road, South 89 degrees 30 minutes East 287 feet to a spike, said point being the north west corner of the property conveyed to Jessie E. Lashley and wife, Dora Mae Lashley, by deed from Jimmy Wayne Sprinkles and wife, Sherry Jane Sprinkles, of record in Book 4709, page 171, Register's Office for said County; thence, with Lashley's western boundary, South 3 degrees West 567.5 feet to an iron pin; thence North 86 degrees 43 minutes West 155 feet to an iron pin; thence North 15 degrees 45 minutes West 271.93 feet to an iron pin; thence North 5 degrees 30 minutes West 300 feet to the point of beginning, containing 3.02 acres more or less.

Being the same property conveyed to Robert Kay O'Dell, II, Robin Kaye O'Dell Hudgens and Raven Karoline O'Dell Phelps with Robert K. O'Dell retaining a life estate, by QuitClaim Deed from Robert Kay O'Dell, dated June 8, 1998, of Record in Book 10968, Page 900, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 3715 Bianco Road, Joelton, TN 37080.

Witness my hand this 16th day of February , 2006.

Grantor- Robert Kay O'Dell, II

Grantor- Robin Kaye O'Dell Hudgens

Grantor- Raven Karoline O'Dell Phelps

Grantor- Robert K. O'Dell

Davidson County DEEDQC
Recvd: 03/06/06 15:35 2 pgs
Fees:12.00 Taxes:0.00
20060306-0025855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Kay O'Dell, II, Robin Kaye O'Dell Hudgens, and Robert K. O'Dell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of February, 2006 .

Dana P. Mason
Notary Public

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 3-11-09.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Raven Karoline O'Dell Phelps, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of February, 2006 .

Dana P. Mason
Notary Public

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 3-11-09.

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