Davidson County DEEDQC
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20060324-0033826

# QUITCLAIM DEED

**This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205**

**FROM:** Albert Tolbert, Jr., Trustee U/A/D January 13, 2004

**TO:** Albert Tolbert, Jr., Trustee U/A/D November 22, 2005 of the Albert Tolbert, Jr. Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

**Map and Parcel: 32-135**

**Name and Address of Property Owner:** Albert Tolbert, Jr., 2306 Ingram Road, Whites Creek TN 37189

**Send Tax Bills To: (Same)**

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
The Actual Consideration for this transfer is: No Monetary Consideration

Albert Tolbert Jr.
Affiant

Subscribed and sworn to before me, this date: March 23, 2006.

Notary Public My Commission Expires: July 29, 2006.

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I hereby QUITCLAIM to Albert Tolbert, Jr., Trustee, U/A/D November 22, 2005 and any amendments thereto, and any successor trustees thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

**See Exhibit "A"**

Being the same property conveyed to Albert Tolbert, Jr. Individually, by deed from June C. Blackwell, of record in Instrument # 20031016-0153347, Register's Office for Davidson County, Tennessee.

Note 1: The Grantor and the Grantee are one and the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This deed prepared from information provided by the Grantor.

Witness my hand on March 23, 2006.

**GRANTOR:** ALBERT TOLBERT, JR., Trustee

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Jon L. Setzer, a Notary Public in and for said County and State, the within named Albert Tolbert, Jr., the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on March 23, 2006.

Notary Public

My Commission Expires: July 29, 2006.

**Exhibit A**

Parcel 135 (Lots 1 and 2)

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located on the east margin of Ingram Road, and east of Lickton Pike, and being Parcel 135 on Tax Map 32 in the Register's Office for Davidson County, Tennessee (RODC), and more particularly described as follows:

BEGINNING at an iron pin, said iron pin being the southwest corner of the property described herein and said iron pin being in the east margin of Ingram Road, said iron pin also being the northwest corner of Lot 1 of the Pewitt-Burke Subdivision of record in Plat Book 6050 Page 522 (RODCT), thence:

1) Following along the east margin of Ingram Road, North 25 degrees 50 minutes 00 seconds East a distance of 159.34 feet to an iron pin in the east margin of Ingram Road, thence:

2) Continuing along the south margin of Ingram Road with a curve to the right (said curve having a delta angle of 12 degrees 14 minutes 00 seconds and said curve having a chord direction of North 31 degrees 57 minutes 00 seconds East, and said curve having a radius of 365.53 feet) an arc length of 78.04 feet to an iron pin in the east margin of Ingram Road, thence:

3) Continuing along the east margin of Ingram Road, North 38 degrees 04 minutes 00 seconds East a distance of 214.53 feet to an iron pin said pin being the northwest corner of the property described herein said iron pin also being the southwest corner of Parcel 134 on Map 32 as evidenced in Deed Book 6071 Page 509, thence:

4) Following the line in common with Parcel 134, South 59 degrees 37 minutes 57 seconds East a distance of 1247.81 feet to an iron pin said pin being the northeast corner of the property described herein, said iron pin also being the southeast corner of Parcel 134, said iron pin also being in the north line of Parcel 65 on Tax Map 31 as evidenced in Deed Book 10690 Page 759 (RODC), thence;

5) Leaving the line in common with Parcel 134, following the line in common with Parcel 65, North 84 degrees 20 minutes 40 seconds West a distance of 771.21 feet to an iron pin, said pin being in the south line of the property described herein and said point being the northwest corner of Parcel 65 on Map 31, and said iron pin being the northeast corner of Lot 1 of the Pewitt-Burke Subdivision, thence;

6) Leaving the line in common with Parcel 65 on Map 31, following the line in common with Lot 1 of the Pewitt-Burke Subdivision, south 87 degrees 45 minutes 36 seconds west a distance of 245.48 feet to an iron pin, said pin being along the line in common to the property described herein and to Lot 1 of the Pewitt-Burke Subdivision, thence;

7) Continuing along the line common to Lot 1 of the Pewitt-Burke Subdivision, North 58 degrees 46 minutes 17 seconds West a distance of 358.77 feet to an iron pin the BEGINNING, containing 8.187 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.