Davidson County DEEDQC
Recvd: 04/11/06 11:54 3 pgs
Fees:17.00 Taxes:0.00

20060411-0041623

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Edgin (NAME)	Same As New Owner (NAME)	P/O Map 19-004
8440 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 074.00
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
Prepared From Information Furnished By The Grantees/Grantors Herein, No Examination Of The Public Records In The Register's Office For The Aforesaid County Has Been Made To Determine The Ownership Or Status Of Title.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 2006.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, William N. Edgin and wife, Dolores D. Edgin, by these presents do hereby quitclaim my/our interest unto William N. Edgin and wife, Dolores D. Edgin, their successors and assigns, all their right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, BEGINNING at an iron pin set in the easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 235.05 feet along a curve to the left (06 deg. 37' 31"; R 20.32.78') from the northwest corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, page 362, in the Register's Office for Davidson County, Tennessee; and being fully described on "EXHIBIT A" AS EDGIN PROPERTY, TRACT 2, which is attached hereto and made a part hereof by this reference.

BEING a portion of the property conveyed to William N. Edgin and wife, Dolores D. Edgin by deeds of record in Book 4454, page 334, Book 4780, page 861, Book 4520, page 256, Book 4632, page 999, and Book 4699, page 637, all in the Register's Office for Davidson County, Tennessee.

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

Witness our hands this 10th day of April 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William N. Edgin
William N. Edgin

Dolores D. Edgin
Dolores D. Edgin

CASTQCDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William N. Edgin and wife, Dolores D. Edgin

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of April, 2006.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. BIRTHRIGHT

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public

PROPERTY DESCRIPTION

EDGIN PROPERTY

TRACT 2

Beginning at an iron pin set in the easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 235.05 feet along a curve to the left (Δ=06°37'31"; R=2032.78') from the northwest corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362 in the Register's Office for Davidson County, Tennessee;

Thence, with the easterly margin of Whites Creek Pike, along a curve to the left (Δ= 05° 30' 13"; R= 2032.78 feet) a distance of 195.26 feet to an iron pin, the southwesterly corner of Tract 3 created this survey;
Thence, along a new line created this survey and with the southerly boundary of Tract 3 the following courses:

South 89° 13' 50" East, 506.59 feet to an iron pin;
South 73° 54' 27" East, 774.76 feet to an iron pin;
South 71° 50' 54" East, 791.91 feet to a point in the center of an existing pond, passing a witness pin at 765.00 feet;

Thence, with the pond and the meanders of the creek into the pond the following courses;

South 28° 25' 29" West, 60.0 feet to a point in the center of the pond;
South 51° 05' 58" West, 170.45 feet to an iron pin in the center of the creek;
South 47° 41' 34" West, 157.82 feet to an iron pin set in the center of the creek;

Thence, leaving the creek and along the northerly boundary of Tract 1, North 51° 57' 11" West 644.87 feet to an iron pin;
Thence, North 73° 54' 27" West, 428.79 feet to an iron pin;
Thence, North 82° 20' 10" West, 141.78 feet to an iron pin at the base of an existing fence;
Thence, with the existing fence the following courses;

North 84° 19' 05" West, 205.55 feet to an iron pin;
North 89° 13' 50" West, 376.28 feet to the point of beginning, containing 8.10 acres, more or less; being a portion of the property conveyed to William N. Edgin and wife, Dolores D. Edgin by deeds of record in Book 4454, Page 334; Book 4780, Page 861; Book 4520, Page 256; Book 4632, Page 999; and Book 4699, Page 637 in the Register's Office for Davidson County, Tennessee;

Said Tract 2 is subject to the following easement of record:

30-foot wide gas main easement of record in Book 1207, Page 281, R.O.D.C.TN;

No portion of said property is located within a Flood Hazard Zone, as shown on FEMA Flood Map, Community Panel No. 47037C0025F, dated April 20, 2001.