Davidson County DEEDQC
Recvd: 04/11/06 11:55 3 pgs
Fees:17.00 Taxes:0.00

20060411-0041626

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)

TY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:

BEGINNING at an iron pin set in the easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 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 1, which is attached hereto and made a part hereof by this reference.

BEING a portion of the same 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, [illegible] a Notary Public in and for said County and State, the within named Jimmy Edgin and wife, Dolores D. Edgin

the bargainor s, 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 6th day of April, 2006.

Commission expires My Commission Expires NOV. 24, 2007

Mary Birthright
Notary Public

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 1

Beginning at an iron pin set in the easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 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= 06° 37' 31"; R= 2032.78 feet) a distance of 235.05 feet to an iron pin , the southwesterly corner of Tract 2;
Thence, along a new line created this survey and with the southerly boundary of Tract 2 along the meanders of an existing fence, the following courses:

South 89° 13' 50" East, 376.28 feet to an iron pin;
South 84° 19' 05" East, 205.55 feet to an iron pin;
South 83° 20' 10" East, 141.78 feet to an iron pin;

Thence, leaving said fence, South 73° 54' 27" East, 428.79 feet to an iron pin;
Thence, South 51° 57' 11" East, 644.87 feet to an iron pin set in the middle of the drainage ditch leading to the pond;
Thence, with the meanders of the drainage ditch feeding the pond, North 47° 41' 34" East, 157.82 feet to an iron pin;
Thence, North 51° 05' 58" East, 170.45 feet to a point in the center of the pond;
Thence, with the center of the pond, North 28° 25' 29" East, 60.0 feet;
Thence, continuing with the center of the pond, North 32° 19' 52" East, 275.00 feet to a point;
Thence, leaving said pond, South 70° 43' 41" East, 301.14 feet to an iron pin set in a fence in the westerly boundary of the property conveyed to James A. Hamilton, Jr. by deed of record in Book 6845, Page 733, R.O.D.C.TN;
Thence, with Hamilton's westerly boundary, South 04° 21' 13" West, 67.35 feet to an iron pin located at the northwest corner of the property conveyed to Fred Baxter, et ux, by deed of record in Book 6847, Page 267, R.O.D.C.TN.;
Thence, with Baxter's westerly boundary, South 02° 40' 12" West, 589.57 feet to an iron pin located at the northeast corner of the property conveyed to Julia M. Garrett by deed of record in Book 6113, Page 994, R.O.D.C.TN;
Thence, with Garrett's northerly boundary, North 83° 17' 08" West, 1436.63 feet to an iron pin located at the southeasterly corner of the property conveyed to W. B. Norton by deed of record in Book 4549, Page 445, R.O.D.C.TN;
Thence, with Norton's easterly boundary, North 03° 16' 40" East, 399.83 feet to an iron pin located at the northeast corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362, R.O.D.C.TN;
Thence, with the northerly boundary of said Lot 2, North 88° 10' 47" West 836.38 feet to the point of beginning, containing 19.33 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 1 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.