Davidson County DEEDQC
Recvd: 12/22/06 15:23 2 pgs
Fees:12.00 Taxes:0.00

20061222-0158608

FROM: PATRICIA FISHER HESS, ET AL

TO: PATRICIA HESS AND WANDA WARREN, SUCCESSOR CO-TRUSTEES

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Hess and Wanda Warren, Successor Co-Trustees 4460 Pond Creek Rd. Pegram, TN 37143	Same	Davidson: 099/1.01 Cheatham: 086/16.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 18th day of December, 2006

NOTARY PUBLIC

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

We, Patricia Fisher Hess, Wanda J. Warren and Gary W. Whaley, being all of the heirs at law of Edna W. Whaley, deceased, do hereby quitclaim to Patricia Hess and Wanda Warren, Successor Co-Trustees of the Edna W. Whaley Revocable Living Trust UAD 6/7/99, as amended, 10/28/02 and 6/1/05, all of our interest in the following land:

Land in Davidson County and Cheatham County, Tennessee, described as follows:

Beginning at a point on the south bank of a drainage ditch, on the eastern margin of Pond Creek Road, said point being the northwest corner of the property of Jack Jakobik (DB. 5316, PG. 175, R.O.D.C.T.) and being the southwest corner of this parcel; thence leaving said drainage ditch with the margin of Pond Creek Road, N. 14 deg. 42 min. 00 sec. E. 294.87 feet to a point on the southern side of drive; thence with road margin, N. 03 deg. 54 min. 00 sec. W. 35.00 feet to a point on the northern side of drive, said point being the southwest corner of the property of Jessie C. Warren (DB. 181, PG. 233, R.O.C.C.T.); thence leaving said road margin with the line of Warren, S. 66 deg. 25 min. 00 sec. E. 128.70 feet to a point on the northern side of drive; thence continuing with the line of Warren, S. 29 deg. 55 min. 00 sec. E. 258.20 feet to a point on the northern side of a farm road; thence continuing with the line of Warren, S. 56 deg. 42 min. 02 sec. E. 91.41 feet to an iron pin on the northern side of a farm road. Thence, N. 30 deg. 21 min. 51 sec. E. 685.94 feet to an iron pin on the line of Clara Loftis (DB. 3186, PG. 459, R.O.D.C.T.); thence with the line of Loftis, N. 87 deg. 29 min. 00 sec. E. 935.51 feet to a point on the line of James Bibee (DB. 4142, PG. 061, R.O.D.C.T.; DB. 4625, PG. 350, R.O.D.C.T.; DB. 6975, PG. 737, R.O.D.C.T.); thence with the line of said Bibee, S. 00 deg. 11 min. 49 sec. W. 1011.13 feet to an iron pin; thence continuing with the line of Bibee, S. 87 deg. 18 min. 11 sec. E. 47.60 feet to an iron pin; thence continuing with the line of Bibee, S. 02 deg. 41 min. 49 sec. W. 394.98 feet to an iron pin at the southwest corner of the property of James Bibee. Thence continuing S. 02 deg. 41 min. 49 sec. W. 366.68 feet to a point in the center of a drainage ditch, passing through a reference pin at 351.68 feet, ditch being S.L. Lewis Property Line; thence with the center of a ditch, N. 89 deg. 34 min. 50 sec. W. 103.56 feet to the intersection of two drainage ditches; thence continuing with ditch, N. 38 deg. 01 min. 54 sec. W. 100.38 feet to a point; thence continuing with ditch, N. 01 deg. 29 min. 29 sec. W. 77.19 feet to a point; thence continuing with said ditch, N. 71 deg. 01 min. 18 sec. W. 66.95 feet to a point; thence continuing with ditch, N. 46 deg. 34 min. 29 sec. W. 107.47 feet to a point; thence continuing with ditch, N. 13 deg. 31 min. 24 sec. W. 110.57 feet to a point; thence continuing with ditch, N. 73 deg. 35 min. 15 sec. W. 95.66 feet to an iron pin on the southern bank of the drainage ditch; thence with drainage ditch, N. 69 deg. 27 min. 21 sec. W. 74.83 feet to a point; thence continuing with ditch, N. 24 deg. 51 min. 36 sec. W. 47.98 feet to a point; thence continuing with ditch, N. 49 deg. 02 min. 11 sec. W. 184.35 feet to a point; thence continuing with ditch, N. 35 deg. 58 min. 00 sec. W. 257.12 feet to a point; thence continuing with ditch, N. 52 deg. 49 min. 00 sec. W. 103.15 feet to a point; thence continuing with ditch, S. 89 deg. 29 min. 00 sec. W. 175.00 feet to a point; thence continuing with ditch, N. 50 deg. 53 min. 00

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 140026 10.00
Rec'd: 0.00
State: 0.00
Clerk: 2.00
EDP: 12.00
Total:

Instrument #: 95113
Recorded 12/18/2006 at 9:00 AM
in Record Book 229
Pgs 144 - 145

sec. W. 262.13 feet to a point. Thence continuing with ditch, N. 66 deg. 21 min. 00 sec. W. 99.44 feet to a point; thence continuing with ditch, N. 19 deg. 09 min. 00 sec. E. 48.15 feet to a point; thence continuing with ditch, S. 83 deg. 55 min. 00 sec. W. 232.74 feet to a point; thence continuing with ditch, S. 75 deg. 12 min. 00 sec. W. 56.95 feet to a point; thence continuing with ditch, N. 24 deg. 30 min. 00 sec. W. 69.37 feet to a point; thence continuing with ditch, S. 89 deg. 32 min. 00 sec. W. 64.10 feet to the point of beginning; containing 35.30 acres, more or less; of which 33.75 acres, more or less, in Davidson County and 1.55 acres, more or less, is in Cheatham County; as surveyed by Donald R. Carver, R.L.S. 271; 209 Pear Orchard Drive, Goodlettsville, TN 37072; December 27, 1989 and updated June 18, 1990.

Being the same property conveyed to John T. Whaley and wife, Edna Whaley, by deed from H.E. Collins, Trustee, of record in Book 8283, Page 248, Register's Office for Davidson County, Tennessee. John T. Whaley having since died on May 20, 1999, survived by his wife, the said Edna Whaley, who is one and the same person as Edna W. Whaley. Edna W. Whaley having since died on September 27, 2005, unmarried, having as her sole heirs at law by intestate succession, the Grantors, her three children executing this quitclaim deed, as aforesaid. Following the death of John T. Whaley, Edna W. Whaley did transfer by quitclaim deed the aforedescribed property unto Edna W. Whaley, Trustee, and any successor Trustees thereto, U/A/D 6/7/99 and any amendments thereto, all of her one-half undivided interest in said property in Davidson and Cheatham County, Tennessee. The quitclaim deed is of record in Book 11514, Page 811, Register's Office for Davidson County, Tennessee and in Record Book 188, Page 675, Register's Office for Cheatham County, Tennessee. Said quitclaim deed should have conveyed the entire fee interest and not an undivided one-half interest under the terms of the revocable living trust. Therefore, the purpose of this instrument is to effectuate full fee simple title into the successor Co-Trustees of Edna W. Whaley under the terms of her revocable living trust.

Patricia Fisher Hess being one and the same person and Patricia Hess and Wanda J. Warren being one and the same person as Wanda Warren.

This is improved property commonly known as 4458 Pond Creek Road, Pegram, Tennessee 37143.

Witness our hands this 14th day of December, 2006

Patricia Fisher Hess
PATRICIA FISHER HESS

Wanda J. Warren
WANDA J. WARREN

GARY W. WHALEY

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 Patricia Fisher Hess, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of Dec., 2006

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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 Wanda J. Warren, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of Dec., 2006

NOTARY PUBLIC

My commission expires: 2-10-08

My Commission Expires FEB. 10, 2008

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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 Gary W. Whaley, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of Dec., 2006

NOTARY PUBLIC

My commission expires: 2-10-08

My Commission Expires FEB. 10, 2008

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008