Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080415-0038018

THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III, ATTORNEY
105 Hazel Path
Post Office Box 1616
Hendersonville, TN 37077

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILL TO:**	**MAP/GROUP/PARCEL**
Marshall H. Ragan 1061 Sir Francis Ct. Gallatin, TN 37066	**SAME**	93-3 47

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, WILLIAM D. CASTLEMAN, TRUSTEE, Grantor, has bargained and sold, and does hereby remise, release, and forever quitclaims unto MARSHALL H. RAGAN, Grantee, his heirs and assigns, the entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee and further described upon the attached Exhibit "A", which is incorporated herein and becomes apart hereof verbatim.

This instrument and the interest hereby quitclaimed, are subject to such limitations, restrictions, and encumbrances as may affect the premises. The quitclaim of this property by William B. Castleman, Trustee, is under the authority granted in a certain unrecorded Trust Agreement dated the 20th day of November, 1985 in which William D. Castleman was designated sole Trustee, and of which Marshall H. Ragan is at present the sole beneficiary.

WITNESS my hand this 28 day of Sept, 2007.

WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the Undersigned, a Notary Public in and for said county and state, personally appeared WILLIAM D. CASTLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and further acknowledged that he is the Trustee of the maker, which is a Trust, and is authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand and seal at Nashville, Tennessee, this the 28 day of Sept., 2007.

NOTARY PUBLIC

(SEAL)
My commission expires 5-25-2010.

CYNTHIA M. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0- Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me the Undersigned, this the 28 day of Sept, 2007.

NOTARY PUBLIC

(SEAL)

My commission expires: 5-25-2010

CYNTHIA M. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being part of Lot 38 and all of Lot 39 on the plan of Russell Houston's Addition to Edgefield as of record in Book 18, Page 651, R.O.D.C., Tennessee and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85-983 and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the easterly end of the northerly return curve at Fatherland Street and South Fourth Street; thence,

1. With said return curve to the right (radius 10.0 feet) northwesterly a distance of 16.08 feet to a point on the easterly right-of-way line of South Fourth Street and having a chord bearing and distance of N70°55'17"W, 14.405 feet; thence,

2. With the easterly right-of-way line of South Fourth Street with a curve ot the right (radius 387.42 feet) northerly a distance of 83.10 feet to a point and having a chord bearing and distance of N18°41'50"W, 82.944 feet; thence,

3. Continuing with the easterly right-of-way line of South Fourth Street, with a curve to the left (radius 407.11 feet) northwesterly a distance of 90.37 feet to the center of Original Alley No. 260, and having a chord bearing and distance of N18°54'41"W, 90.188 feet; thence,

4. With the center of Original Alley No. 260 N63°27'16"E, 61.54 feet to a point opposite the common corner of Lots 39 and 40; thence,

5. With the common line between Lots 39 and 40 S27°10'16"E, 181.25 feet to a point on the northerly right-of-way line of Fatherland Stret; thence,

6. With the northerly right-of-way line of Fatherland Street S63°00'00"W, 76.76 feet to the point of beginning and containing 13,524 square feet or 0.311 acres.

Being a part of the same proeprty conveyed to William D. Castleman, Trustee by Deed recorded in Book 6715, Page 220, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85-983.