Davidson County DEEDQC
Recvd: 12/10/08 09:06 3 pgs
Fees:17.00 Taxes:0.00
20081210-0119010

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Mary D. Geist and John J. Geist, Trustees
of the Mary D. Geist Amended and Restated
Revocable Trust Agreement
4700 Cato Road
Nashville, Tennessee 37218

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Tract I – 57-32
Tract II – 57-53
Tract III – 57-54
Tract IV – 57-112

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Mary D. Geist
Affiant

Subscribed and sworn to before me, this the 8th day of December, 2008.

COLLEEN A. HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Colleen Hyde
Notary Public

My Commission Expires: 8/23/2011
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents do hereby transfer and quitclaim to **Mary D. Geist and John J. Geist, Trustees of the Mary D. Geist Amended and Restated Revocable Living Trust Agreement dated June 3, 2008,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signatures of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property located in Davidson County, State of Tennessee, and being more particularly described as follows: to-wit:

Tract I:

Parcel 1: That part of the property formerly owned by D.J.H. Jordan (known as the Squire Jock Simpkins' Tract) which was allotted to Nannie Jordan Hyde and decreed to her by decree of the Chancery Court at Nashville, Tennessee, as per Minute Book 53, page 551, a certified copy of which is recorded at Page 60 of Book 232 of the Register's Office, Davidson County, Tennessee.

Beginning at a hickory on Nicholson's southwest corner on Simpkins' line, running thence south 88 degrees each 148.95 poles to a stake and pointer; thence south 2 ½ degrees west 115.47 poles to a stake with walnut pointer on Robert Cato's line; thence north 88 degrees west 148.95 poles to a stake on Simpkins' line; thence north 2 ½ degrees east 115.47 poles to the point of beginning containing 107 ½ acres more or less. Also a right of way easement 20 feet wide through and over lot No. 2 on Exhibit "B" to the report and decree which gave title to the above property to Mrs. Nannie Jordan Hyde, reference to which is here specifically made, which lot No. 2 was allotted to Leslie Jordan and also all the rights to said right of way or easement which was reserved and decreed to Mrs. Nannie Jordan, filed for record March 8, 1899.

Parcel 2: Beginning at a stake and oak pointer, S.W. corner of Henderson's 107 ½ "A" tract, running thence S 3 degrees W 121 poles to a corner line; thence S 87 degrees E 59 ½ poles to a point in the fence about 14 feet west of a walnut tree; thence N 17 ½ W 23 ½ poles to a stake 2 feet from an Elm pt.; thence N 18 ½ degrees E 46 poles to a mark on standstone about 6 feet from 2 hickories; thence N 11 ½ degrees W 28.8 poles to a stake 15 feet from oak pointer; thence N 21 ½

degrees E 27, 1-5 poles to a Hickory in the southern boundary of Henderson's 107 ½ acre tract; thence with said Henderson's south line N 86 ½ W 67.6 poles to the beginning. Containing 44.9 acres more or less.

Being a part of the same property conveyed to John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, by Quit Claim Deed from Mary D. Geist f/n/a Mary Joyce Divney, dated August 11, 1995, of record in Book 9761, page 519, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Cato Road, Nashville, Tennessee 37218

Tract II:

Land in the 13th Civil District of Davidson County, State of Tennessee, described as follows: Being that portion of land conveyed by C.G. Green and wife, Knoxie P. Green, to Larry Divney, said deed being recorded Book 1290, page 341, RODCo., Tn., from which tract of land the said Larry Divney and wife, Nora E. Divney, did convey and transfer to Alyne Breedlove, a tract containing 39.22 acres more or less, said deed from Larry Divney and wife, Nora E. Divney to Alyne Breedlove being recorded in Book 1283, page 295, RODCo., Tn. The remaining portion of said land which was then previously transferred and conveyed to the Grantor being described more fully as follows:

Beginning at a point to the extreme southeast corner of said 39.22 acres conveyed to Alyne Breedlove, said point beginning S 5 00 minutes W 54.5 feet south of a well on the edge of said Breedlove property. Beginning from said extreme southeast corner of the Breedlove property; thence N 87-30 W 1108 feet to a stake; thence N 2-30E 1905.3 feet to a stake; thence S 88-00 E 1306.1 feet to a stake; thence S 87-00 E 297 feet to a beech tree; thence S 88-30 E 214.5 feet to a stake; thence S 15-100 E 345.8 feet to a mulberry tree; thence N 89-45 W 287.7 feet to a stake; thence S 66-00 W 396 feet to s stake; thence S 15-30 W 370.3 feet to a stake; thence S 43 W 125.4 feet to a stake; thence N 69-45 W 99 feet to the center of a wall; thence S 18-30 W 597.3 feet to a stake; thence S 1-00 E 371 feet to a stake; thence S 82-10 E 228 feet to the point of beginning.

Being a part of the same property conveyed to John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, by Quit Claim Deed from Mary D. Geist f/n/a Mary Joyce Divney, dated August 11, 1995, of record in Book 9761, page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4700 Cato Road, Nashville, Tennessee 37218

Tract III:

Land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, described as follows: Beginning at an Ash Stump, Cato's northwest corner; thence south 68 degrees west 70 poles to a black gum tree; thence north 8 degrees west 57 poles to a stone, cedar and elm; thence north 35 degrees east 21 poles to a hickory; thence north 29 degrees east to a white oak; thence north 48 degrees east 16 ½ poles to ash stump; thence north 88 degrees east 42 ½ poles to a stone; thence south 71 poles to the beginning, containing 34 acres, more or less. (Description from prior deed)

Being a part of the same property conveyed to John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, by Quit Claim Deed from Mary D. Geist f/n/a Mary Joyce Divney, dated August 11, 1995, of record in Book 9761, page 519, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: O Cato Road, Nashville, Tennessee 37218

Tract IV:

Being a tract of land in the Thirteenth Civil District of Davidson County, Tennessee, bounded on the east and south by Divney, on the north by Carrington and on the west by Craus and containing 20 acres, more or less. (Description from prior deed)

Being a part of the same property conveyed to John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust Agreement dated August 11, 1995, by Quit Claim Deed from Mary D. Geist f/n/a Mary Joyce Divney, dated August 11, 1995, of record in Book 9761, page 519, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Cato Road, Nashville, Tennessee 37218

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of December, 2008.

GEIST FAMILY REVOCABLE LIVING TRUST
AGREEMENT DATED AUGUST 11, 1995

By: _____
John J. Geist, Trustee

By: Mary D. Geist
Mary D. Geist, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John J. Geist and Mary D. Geist, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 8th day of December, 2008.

Colleen Hyder
Notary Public

My commission expires: 8/23/2011

