Davidson County DEEDQC
Recvd: 02/20/09 12:56 3 pgs
Fees:17.00 Taxes:0.00
20090220-0015002

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
S. NIXON PRESSLEY, ATTORNEY AT LAW
115 Clemmons Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Peggy S. Trombley and husband Edward S. Trombley
3380 Hobson Pike
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 124
Group
Parcel 76

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the satisfaction of certain portions of the Last Will & Testament of Geneva R. Stilts, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts and Peggy Sue Trombley, Successor Trustee***, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Peggy S. Trombley and husband Edward S. Trombley***, hereinafter called the Grantees, their heirs and assigns, all of my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 13 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981, (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 1746.21 feet West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property of which this is a part; thence leaving the margin of said Pike S 07 degrees 02 minutes 59 seconds W 812.30 feet to a point in the line of the U. S. Government and a fence; thence with the Government line and a fence N 49 degrees 34 minutes 04 seconds W 423.40 feet to a Government monument; thence S 59 degrees 48 minutes 34 seconds W 651.86 feet to an iron pin; thence N 54 degrees 55 minutes 06 seconds W 246.37 feet to an iron pin; thence leaving said fence and Government

line N 07 degrees 02 minutes 59 seconds E 15.49 feet to an iron pin; thence S 82 degrees 01 minutes 33 second E 349.74 feet to an iron pin; thence N 59 degrees 48 minutes 34 seconds E 485.77 feet to an iron pin; thence N 07 degrees 02 minutes 59 seconds E 486.33 feet to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the margin of said Pike N 86 degrees 10 minutes 51seconds E 360.00 feet to the point of beginning, containing 6.18 acres, more or less.

Together with a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike N 86 degrees 10 minutes 51 seconds E 412.53 feet to a point; thence N 86 degrees 11 minutes 30 seconds E 229.06 feet to a point; thence crossing Hobson Pike N 09 degrees 14 minutes 44 seconds E 81.27 feet to a point on the northerly margin of the same; thence continuing N 09 degrees 14 minutes 44 seconds E 998.03 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same S 83 degrees 32 minutes 39 seconds E 25.03 feet to an iron pin; thence leaving the margin of said road and with a fence S 09 degrees 14 minutes 44 seconds E 993.44 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09 degrees 14 minutes 44 seconds W 81.27 feet to a point on the southerly margin of said Pike; thence continuing S 09 degrees 14 minutes 44 seconds W 25.66 feet to a point; thence S 86 degrees 11 minutes 30 seconds W 248.92 feet to a point; thence S 86 degrees 10 minutes 51seconds W 417.33 feet to a point in the easterly line of the above described tract; thence with said easterly line N 07 degrees 02 minutes 59 seconds E 25.46 feet to the point of beginning.

Being the same property conveyed to Geneva R. Stilts, Trustee U/A/D June 9, 1998, of the Stilts Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by quitclaim deed from Geneva R. Stilts, unmarried, dated June 9, 1998, as of record in Book 10975, page 692, Register's Office for Davidson County, Tennessee. The said Geneva R. Stilts died testate on August 21, 2006, and her Will is probated in Davidson County, Tennessee under Docket Number 06P-1435.

This is improved property known as 3380 Hobson Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises.

This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties. The preparer makes no warranty, and assumes no responsibility, for information and conditions which might be revealed by a title examination.

Witness our hands this the 6 day of February, 2009.

Peggy Sue Trombley, Executrix
Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts

Peggy Sue Trombley, Grantee
Peggy Sue Trombley, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts and Peggy Sue Trombley, Successor Trustee***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained, in both capacities. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of February, 2009.

S. Nixon Pressley
NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02/14/2009

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Peggy Sue Trombley
AFFIANT

Subscribed and sworn to before me this 6th day of February, 2009.

S. Nixon Pressley
NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02/14/2009