BILL GARRETT, Davidson County
Trans:T20120020354 DEEDQC
Recvd: 03/21/12 10:27 4 pgs
Fees:22.00 Taxes:0.00
20120321-0023905

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Shellee Catignani 104 Savannah Court White House, TN 37188	Shellee Catignani 5925 Clarksville Hwy Joelton, TN 37080	008-085.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney
3015 Carpenters Pass - Spring Hill, TN 37174
Phone: 615-293-5598 - Fax: 615-302-1519 - Email: elizabethladams@yahoo.com

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me,
this the 13 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: May 17, 2015.

ELIZABETH L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollars ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, TERRY CATIGNANI, "Grantor," by these presents, does hereby quitclaim and convey unto SHELLEE CATIGNANI, "Grantee," her successors and assigns all of their rights, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

A tract of land located in the Fourteenth Civil District (formerly the Twenty-Fourth Civil District) of Davidson County, Tennessee, fronting on the west side of the US Highway No. 431 and also fronting on both sides of Baxter Road near Joelton, Tennessee, containing 55.8 acres more or less according to a survey made by Paul DeWitt Settle, C.E. in July of 1966 and being more specifically described as follows:

Commencing at a point in the southeast corner of said tract; thence N 7 deg. 31 min. E 639.10 feet to a point in the westerly margin of US Highway 431; thence along the westerly margin of said US Highway 431 as follows: N 48 deg. 59 min. W 84.92 feet to a point; thence in a curve to the left, said curve having a radius of 3193.7 feet for a distance of 399.59 feet to a point; thence N 56 deg. 03 min. W 68.75 feet to a point in the center of Baxter Road; thence continuing N 56 deg. 03 min. W 232.40 feet to a point; thence in a curve to the right, said curve having a radius of 867.53 feet for a distance of 103.72 feet to a point; thence 49 deg. 16 min. W

99.70 feet to a point; thence in curve to the right, said curve having a radius of 465.33 feet for a distance of 103.71 feet to a point; thence N 36 deg. 08 min. W 57.39 feet to a point; thence in a curve to the right, said curve having a radius of 719.7 feet for a distance of 207.26 feet to a point; thence N 19 deg. 30 min. W 150.07 feet to the northeast corner of said tract (the total frontage on said US Highway No. 431 being 1507.51 feet); thence leaving the westerly margin of said US Highway No. 431 and going S 71 deg. 05 min. W 956.78 feet to a point; thence S 32 deg. 40 min. W 388.24 feet to a point; thence S 7 deg. 25 min. E 699.00 feet to a point in the center of Baxter Road; thence along the center of Baxter Road N 83 deg. 29 min. E 395 feet to a point; thence leaving Baxter Road and going S 7 deg. 16 min. E 495 feet to a point; thence N 85 deg. 02 min. E 1494.65 feet to the point of beginning.

Being part of the same property conveyed to Ada Frances McCormac, Trustee of the Ada Frances McCormac Living Trust, established by The Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004, be deed from Ada Frances McCormac, of record as Instrument No. 20041022-0127553, said Register's Office. Further, the Trust Agreement was amended March 2, 2009 naming Daniel McCormac, as Co-Trustee of the Ada Frances McCormac Living Trust, established by the Revocable Trust Agreement of Ada Frances McCormac, dated January 27, 2004.

Included in the above, but specifically excluded there from are the following tracts of land:

Tract 1

A Tract of land located in the Fourteenth Civil District (formerly the twenty-fourth Civil District) of Davidson County, Tennessee, fronting on the west side of the US Highway No. 431 and also fronting on the north side of Baxter Road near Joelton, Tennessee, containing 28.99 acres more or less according to a survey made by Tommy E. Walker & Associates, August 22, 1986, and being more specifically described as follows:

Commencing at a point on the westerly margin of US Highway No. 431 and the centerline of Baxter Road, said point being the southeasterly corner of said tract; thence in a westerly direction along the centerline of said Baxter Road a distance of 1645.01 feet; to a point being the southeasterly corner of said tract; thence N 06 deg. 03 min. 19 sec. E 900.34 feet to an iron pin; thence N 39 deg. 17 min. 19 sec. E 161.84 feet to an iron pin; thence 85 deg. 00 min. 12 sec. E 965.94 feet to the westerly margin of US Highway No. 431; thence in a southerly direction along the said westerly margin of US Highway No. 431 a distance of 952.98 feet to the point of beginning.

Being the same property conveyed to GRANT SMITH, TRUSTEE WITH FULL POWER TO MORTGAGE, SALE, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed of record in Book 6998, page 315, said Register's Office.

Tract 2

Land in Davidson County, Tennessee being described according to a survey made by Tommy E. Walker, August 28, 1986, and being described as follows:

Beginning at a RR Spike in the centerline of Baxter Road, said point being the southwest corner of this tract and the southeast corner of the Miller property described in Book 5345, page 988, Register's Office Davidson County, Tennessee; thence N 6 deg. 3 min. 19 sec. E 716.56 feet to an existing corner stone near a fence post; thence N 39 deg. 17 min. 19 sec. E 219.02 feet to an iron pin; thence S 6 deg. 3 min. 19 sec. W 900.34 feet to a point in the centerline of Baxter Road; thence with the centerline of Baxter Road N 83 deg. 38 min. 9 sec. 120 feet to the point of beginning, being 2.23 acres more or less.

Being the same property conveyed to ELTON WOODROW MILLER AND WIFE, PAULETTE B. MILLER, by deed of record in Book 7594, Page 794, said Register's Office.

Tract 3

Being a tract of land in the 1st Councilmanic District of said County and more accurately described according to a survey by Tommy W. Walker (Lic. No. 1465) dated Sept 9, 1997 as follows:

Beginning at an iron pin in the southwest margin of US Highway 431, said pin being a common corner to the Hunley property; thence now leaving said margin with said Hunley S 19 deg. 47 min. 06 sec. W 639.13 feet to an iron pin; thence N 82 deg. 11 min. 48 sec. W 430.00 feet to an iron pin; thence N 02 deg. 27 min. 12 sec. E 897.90 feet to a point in the center of Baxter Road (witness pin in row); thence with said road center N 75 deg. 01 min. 48 sec. E 253.54 feet to a PK Nail in the intersection of said center of Baxter Road and the southwest margin of said US Highway No. 431; thence with said margin S 44 deg. 11 min 09 sec. E 68.62 feet to a point; thence with said margin and a curve to the left (I=7 deg. 03 min. 51 sec., R=3237.66 feet, LC=398.92 feet, CB=S 40 deg. 39 min. 22 sec. E) for a curve distance of 399.17 feet to a point; thence S 37 deg. 07 min. 26 sec. E 84.92 feet to the point of beginning containing 11.000 acres, more or less.

Being the same property conveyed to BETHEL CHURCH OF CHRIST, AN UNINCORPORATED RELIGIOUS ORGANIZATION, by deed of record in Book 10666, page 253, said Register's Office.

Tract 4

A vacant Parcel of land being the easterly part of the Ada Frances McCormac Trust Property situated in the 1st Councilmanic District of Davidson County, Tennessee, recorded as Instrument 20041022-0127553, and described by an

unrecorded survey by John D. McCormick, RLS No. 674, dated March 10, 2009 and revised April 20, 2009, as follows:

Beginning at a new iron rod in the southerly margin of Baxter Road, said point being the northwest corner of the Bethel Church of Christ property recorded in Book 10666, page 253, RODC, TN, and being the northeast corner of herein described tract; thence along the Bethel Church of Christ property, S 2 deg. 27 min. 12 sec. W a distance of 879.53 feet to an existing iron rod; thence along the northerly line of TH Riley property (Book 214, page 86), N 82 deg. 14 min. 27 sec. W a distance of 512.0 feet to a new iron rod; thence N 8 deg. 14 min. 45 sec. W a distance of 645.61 feet to a new iron rod in the southerly margin of Baxter Road; thence along said margin, N 75 deg. 00 min. 50 sec. E to a distance of 660.0 feet to the point of beginning, containing 10.004 acres, more or less.

Being the same property conveyed to FORREST GOOSTREE, DOUGLAS ANDERSON, JOHN LAWRENCE, JAMES WATTS AND CLIFFORD S. OWNES, SR., TRUSTEES OF THE BETHEL CHURCH OF CHRIST, AN UNINCORPORATED RELIGIOUS ORGANIZATION, be deed of record as Instrument No. 20090601-0054023, said Register's Office.

BEING the same property conveyed to TERRY CATIGNANI AND WIFE, SHELLEE CATIGNANI, by Warranty Deed of record as Instrument No. 20100514-0037439, said Register's Office.

This is unimproved property known as 0 Baxter Road, Joelton, Tennessee. This description is taken from a prior deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13 day of March, 2012.

TERRY CATIGNANI, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, TERRY CATIGNANI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of March, 2012.

Commission Expires: May 17, 2015.

Elizabeth L. Adams
Notary Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY