BILL GARRETT, Davidson County
Trans:T20120043502 DEEDQC
Recvd: 06/13/12 10:25 4 pgs
Fees:22.00 Taxes:0.00
20120613-0051591

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive, Ste330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED.

New Owner:	Send Tax Bills To:	Map and Parcel #
Wilfred E. Haselton, Family Trust **8733 Haselton Road** **Nashville, TN 37221**	**Wilfred E. Haselton, Family Trust** **8733 Haselton Road** **Nashville, TN 37221**	**Map 169** **Parcels 44 & 45** **(Tracts 1 & 2)**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of EIGHTEEN THOUSAND DOLLARS ($18,000.00), cash in hand paid, the receipt of which is hereby acknowledged **Suzanne H. Haselton, a widowed woman,** by these presents does hereby quitclaim and convey unto **Linda Smith Trustee of the Wilfred E. Haselton, Family Trust,** her heirs and assigns, all their right, title and interest in and to the following described tract of land:

TRACT ONE:

The 19.3 acres tract fronting on Hester Beasley Road more particularly described as follows:

Said tract lies wholly in the Ninth Civil District, Davidson County, Tennessee and bound in general by Hester Beasley Road on the north, easement road (Castleman Road) on the east, Haselton and Johnson on the south and Johnson and Hester Beasley Road on the west and more particularly described according to a survey by C. K. McLemore dated October, 1983 as follows:

Beginning in the center of Hester Beasley Road at the northeast corner of Johnson as described in Book 4637, page 600 RODC, thence with the center of Hester Beasley Road the following 8 calls: North 72 degrees 01 minutes East 118.7 feet; North 72 degrees 09 minutes East 285.0 feet; North 64 degrees 50 minutes East 106.1 feet; North 45 degrees 12 minutes East 107.0 feet; North 33 degrees 22 minutes East 125.5 feet; North 37 degrees 14 minutes East 770.8 feet; North 48 degrees 26 minutes East 69.5 feet and North 55 degrees 01 minutes East 149.4 feet to a railroad spike in Hester Beasley Road, thence south 69 degrees 25 minutes east 30 feet to a point in the south margin of Hester Beasley Road, thence south 50 degrees 01 minutes East 78.1 feet more or less to the center of Castleman Road; thence with said center line with the following 13 calls; South 45 degrees 53 minutes East 58.9 feet; South 32 degrees 10 minutes East 49.2 feet; South 46 degrees 29 minutes East 98.1 feet; South 59 degrees 29 minutes East 98.0 feet; South 61 degrees 47 minutes East 68.6 feet; South 32 degrees 10 minutes East 68.9 feet; South 11 degrees 11 minutes East 99.0 feet; South 00 degrees 08 minutes East 99.4 feet; South 20 degrees 23 minutes East 114.5 feet; South 12 degrees 28 minutes East 98.9 feet; South 24 degrees 42 minutes West 100.2 feet; South 35 degrees 17 minutes West 88.5 feet; South 43 degrees 00 minutes West 100.9 feet and South 35 degrees 59 minutes West 94.6 feet to Haselton's north line, thence with his north line, North 78 degrees 00 minutes West 657.3 feet to an iron pin, the northeast corner of Johnson, thence with her north line, North 70 degrees 47 minutes West 571.7 feet to an iron post, thence with another Johnson, North 13 degrees 23 minutes East 197.2 feet to the point of beginning and containing 19.36 acres,
more or less.

Being the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton as tenants in common, and to Barbara C. Haselton and John E. Haselton as tenants in common by deed from Christina Norris, Clerk and Master of record in Book 6491 Page 930, Register's Office for Davidson County, Tennessee.

TRACT TWO:

The 2.91 acres tract more particularly described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Randolph and Ronnie Brown on the north, Claxton and Stephens on the east, Haselton on the south and Castleman Road (an easement road) on the west and being more particularly described according to a survey by C. K. McLemore, dated October, 1983, as follows:

Beginning in the center of Castleman Road in the northern boundary of Haselton as described in Book 5007, page 647, RODC, thence with his north line, South 78 degrees 00 minutes East 26.0 feet to an iron post, Stephen's southwest corner, thence with his west painted line North 39 degrees 13 minutes East 588.0 feet to an iron post, Claxtons' southwest corner, thence with his west line, North 44 degrees 19 minutes West 147.8 feet to an iron post and North 3 degrees 20 minutes West 357.2 feet to an iron post, the southeast corner of Ronnie Brown, thence with his south line, North 85 degrees 14 minutes West 198.3 feet to Randolph's southeast corner, thence North 69 degrees 25 minutes West 329.1 feet to a point in the south margin of Hester Beasley Road, thence South 50 degrees 01 minutes East 78.1 feet to the center of Castleman Road, thence with the following 14 calls along said center line: South 45 degrees 53 minutes East 58.9 feet; South 32 degrees 10 minutes East 49.2 feet; South 46 degrees 29 minutes East 98.1 feet; South 59 degrees 29 minutes East 98.0 feet; South 61 degrees 47 minutes East 68.6 feet; South 32 degrees 10 minutes East 68.9 feet; South 11 degrees 11 minutes East 99.0 feet; South 00 degrees 08 minutes East 99.4 feet; South 20 degrees 23 minutes East 114.5 feet; South 12 degrees 28 minutes East 98.9 feet; South 24 degrees 42 minutes West 100.2 feet; South 35 degrees 17 minutes West 88.5; South 43 degrees 00 minutes West 100.9 feet and South 35 degrees 59 minutes West 94.6 feet to the point of beginning and containing 2.91 acres, more or less.

Being the same property conveyed to Suzanne H. Haselton and W.E. Haselton as tenants in common, and to Barbara C. Haselton and John E. Haselton as tenants in common by deed from Christina Norris, Clerk and Master of record in Book 6491 Page 930, Register's Office for Davidson County, Tennessee.

Including in the above referenced description but expressly excluded there from is the following tract:

Tract 3 of Haselton Subdivision in the Second Civil District of Davidson County, Tennessee, of record in Book 6250, Page 805, R.O.D.C. being a part of the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, and John E. Haselton and wife, Barbara C. Haselton, by Chancery Court deed from Clerk and Master, Christina Norris, of record in Book 6491, Page 930, R.O.D.C. Said interest of John E. Haselton, deceased, passing to his widow Barbara C. Haselton pursuant to the probated Estate of John E. Haselton under docket number 95268. Said tract containing 3.008 acres more or less.

Being the same property conveyed James C. Vance, Trustee by Quitclaim Deed from W.E. Haselton and wife, Suzanne H. Haselton, and Barbara C. Haselton, individually and as heirs to the Estate of John E. Haselton, of record in Book 8485, Page 489, R.O.D.C. And also being part of the same property conyeved from Barbra C Haselton to Suzanne H. Haselton instrument number 20120131-0008583. This tract having been inadvertently included in the aforesaid deed.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The purpose of this quitclaim deed is to vest fee simple title in Linda Smith Trustee of the Wilfred E. Haselton Family Trust.

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

Witness my hand this 6th day of June, 2012.

Suzanne H. Haselton

Suzanne H. Haselton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne H. Haselton, a widowed woman,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this 6th day of June, 2012.

Hillary Torrence

Notary Public

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is ***$0*** and no other monetary consideration.



Affiant

Sworn to and subscribed before me this 6th day of June, 2012.

Hillary Torrence
NOTARY PUBLIC

My commission expires: 12-10-12

