Address New Owner:
John W. Yunker, etal
2510 Eastland Ave
Nashville, Tenn. 37206

Send Tax Bills To:
SAME

BOOK 5715 PAGE 997

Map 21
Par 175 Is

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

QUITCLAIM DEED

For the consideration of One and no/100 ($1.00) Dollar, cash in hand paid to me, and reserving a life estate unto myself and my husband, William Yunker, I, Ethel Perry Yunker do hereby Quitclaim to Mary Yunker Nash, Juanita Y. Mooneyhan, Mable Yunker Griffin, James L. Yunker, Lyla Yunker Johnson, John W. Yunker, and Herbert E. Yunker the remainder of my interest in a particular piece or lot of land situated in the 14th Civil District of Davidson County, Tennessee, and described to-wit:

> A tract of land in the 14th, formerly the 24th Civil District of said County, described according to a survey made September 6th, 1938, by Z. J. Wilkinson, Surveyor, as follows:
>
> Beginning at a point in the center of Eaton's Creek Road, 454 feet northerly from the southeast corner of a tract of land containing 61.85 acres, more or less, conveyed to John J. Zimmerle, by deed from Catherine Eberle, of record in Book 270, page 355, Register's Office for said County; thence north 1° 30' East, with the center of said Road, 120 feet to a turn in said road; thence leaving said Road, north 13° 30' west, passing a black oak at 700 feet and crossing Highway No. 112, in all 1565 feet to a stake, the southeast corner of a tract of land conveyed to L. C. Zimmerle by deed from John J. Zimmerle and wife, of record in Book 271, page 66, said Register's Office; thence south 84° West, with his southern boundary line crossing a branch, in all 535 feet to his southwest corner; thence south 1° 30' west 390 feet to said branch; thence leaving said branch, north 85° west 158 feet to the center of said branch; thence with the center of said branch, south 32° 30' west 228 feet, south 23° west 66 feet, south 5° east 264 feet, south 33° 30' west 132 feet and south 70° west 132 feet; thence leaving said branch, south 20° east 532 feet; thence south 88° east 690 feet to the center of said Highway No. 112 and continuing in the same direction 520 feet, in all 1210 feet to the beginning, containing 36.06 acres, including and excluding that part of said tract covered by said Highway No. 112, containing 1.60 acres, leaving 34.46 acres, more or less.
>
> Being the same property conveyed to Ethel Perry Yunker of record in Book 1309, page 547, by deed from David Edward Davis and wife, Gertrude Davis, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED TRACTS OF LAND:

> A tract of land lying and being in the 14th formerly 24th, Civil District of said County, described according to a survey of C. J. Carney, dated April 5, 1961, as follows:

Beginning in the west margin of Nashville and Clarksville Highway No. 11? in the north line of the Binkley Property; thence with the west margin of said Highway, as follows: North 20° East 492.6 feet; North 18° 30' East 200 feet; North 15° 02' East 200 feet; North 11° 02' East 255.7 feet to a point in Grayson's west line; thence leaving the Highway and with Grayson's line, North 13° 30' West 545 feet to the center of a branch in Endsley's line; thence with Endsley's south line and partly along the branch, South 84° West 535 feet to a point; thence with Mrs. Steel's line, South 1° 30' West 390 feet to a point just north of the branch, continuing with Mrs. Steel's line, North 85° West 158 feet; thence along a line and entering the branch, South 32° 30' West 228 feet and South 23° West 66 feet; thence with the line crossing the branch and re-entering the branch, South 5° East 264 feet; thence with the line just west of the branch, South 33° 30' West 132 feet to a point on the north bank of said branch; thence along the north bank, South 70° West 132 feet to a tack in root; thence along Binkley's line as follows: South 20° East 532 feet; thence South 88° East 655 feet to the point of beginning, containing 28.48 acres more or less.

Being the same property conveyed to Ellis P. Jakes, unmarried, by deed from Ethel Perry Yunker and husband, William Yunker as of record in Book 3220, page 93, Register's Office for Davidson County, Tennessee.

Beginning at a point in Eatons Creek Road, being the North east corner of the tract of Land conveyed to J. J. Zimmerle, see deed of record in Book 270, page 355, Register's Office for Davidson County, Tennessee, which is also the Southeast corner of this deed being a tract of land conveyed to Ethel Perry Yunker, see deed of record in Book 1309, page 547, Register's Office for Davidson County, Tennessee.

Thence North 2° 45' East 132.7 feet to a point in said Eatons Creek Road; thence North 88 degrees 45' West 475.0 feet to a point in State Highway No. 112; thence South 20° 40' West 140.1 feet to a point in said Highway No. 112; thence South 88° 45' East 517 feet to the place of beginning, being a part of the land as conveyed to the said Ethel Perry Yunker, by deed of record in Book 1309, page 547, said Register's Office. Being 1.51 acres, more or less. Including and excluding the Right-of-way of Highway No. 112.

Being the same property conveyed to Herbert E. Yunker by deed from Ethel Perry Yunker and her husband William Yunker as of record in Book 3709, page 585, Register's Office for Davidson County, Tennessee.

A small triangular tract of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, located on the east side of State Highway 112, described according to a survey made by C. J. Carney, Surveyor, under date of April 5, 1961, which is generally described as follows:

Beginning at a point in the east margin of said Tennessee State Highway 112; thence South 13 degrees 30' East 148.5 feet to an iron pin; thence North 82° 30' west 65 feet to the Easterly margin of said Tennessee Highway No. 112; thence North 12° East 140.5 feet to said point of beginning, 0.10 acres, more or less.

Being the same property conveyed to Clarence E. Rediker and wife, Ester Rediker by deed from William Yunker and wife Ethel Yunker as of record in Book 2386, page 391 Register's Office for Davidson County, Tennessee.

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated January 10, 1965, as follows, to-wit:

Beginning at a point in Eatons Creek Road, said point being the northeast corner of a tract of land conveyed to Herbert E. Yunker by deed from Ethel Perry Yunker and husband, of record in Book 3709, page 585, Register's Office for Davidson County, Tennessee; thence in a generally northerly direction (in Eatons Creek Road) 5.3 feet to an old iron pipe corner; thence North 13° West 131.5 feet to a point; thence North 88° 45' West 396 feet to a point in State Highway no. 112; thence South 20° 40' West 140.1 feet to a point; said point being the northwesterly corner of the Herbert E. Yunker lands; thence with Yunker's northerly line, North 88° 45' East 475 feet to a point in Eatons Creek Road, the point of beginning.

Being the same property conveyed to Oliver S. Follett and wife Mary Ann Follett by deed from Ethel Perry Yunker of record in Book 4759,page 612, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of March, 1981.

Ethel P. Yunker
ETHEL PERRY YUNKER

631327

IDENTIF. REFERENCE

MAR 2 9 56 AM '81
FELIX A. NIXON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100.00.

John Tee Yunker
Affiant

Subscribed and sworn to before me, this 2nd day of MARCH, 1981.

Attest: Andrew W. Rogers Jr.
~~Notary Public~~ Deputy Register

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHEL PERRY YUNKER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Nashville, Tennessee, this 2 day of March, 1981.

Walter L. Finkade

Notary Public

My Commission Expires: My Commission Expires Oct. 17, 1982