Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles L. Pickney Route 2, River Road Nashville, Tn. 37209	SAME	78-2.00

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Williamsburg Village Limited, a Texas partnership (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Charles L. Pickney and wife, Margaret A. Pickney (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Route 2, River Road, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 30th day of August, 1984.

Notary Public
My Commission Expires: 10-30-85

NOTARY PUBLIC AT LARGE STATE OF TENN.

7098 08/31 CHECK

I 4 6 9 7 9

IDENTIF. REFERENCE

AUG 31 3 06 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

WITNESS the hand of the Grantor, this 30th day of August, 1984.

WILLIAMSBURG VILLAGE LIMITED,
a Texas partnership

By Charles Childers
Charles Childers, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Peter H. Curry, a Notary Public of the State and County aforesaid, personally appeared Charles Childers, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Williamsburg Village Limited, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 1984.

Peter H. Curry
Notary Public

My Commission Expires: 10-19-86

EXHIBIT "A"

Being a part of Lot No. 1 and all of Lots 2, 3, 4 and 5, as shown on the Plat of the Division of real estate of Isaac Watkins, deceased, said plat being of record in Minute Book "E" page 277, of the Davidson County Court, being more particularly described as follows:

Beginning at a point in the west line of Lot No. 1, as shown on said plat, said point being 93-2/5 poles, more or less, south of Cub Creek; running thence south 89° East, passing the southeast corner of a 3.30 acre tract conveyed to D.T. Dozier by deed of record in Book 89, page 553, at 8 poles, thence continuing with the lines of David T. Dozier, Jr. and Joseph Newsom Dozier, in all 208 poles to a point on the left descending bank of Cumberland River; thence up said river as follows: Due south 29 poles to the northeast corner of Lot No. 2, South 4° east 29.57 poles to the northeast corner of Lot No. 3, South 7° east 25.18 poles to the northeast corner of Lot No. 4, South 7° east 24.93 poles to the northeast corner of Lot No. 5, South 17-3/4° East 25.6 poles to the northeast corner of Lot No. 6; thence leaving the river and running with the north line of Lot No. 6 North 89° West 220 poles to the southwest corner of Lot No. 5; thence North 19 poles to an ash, another corner to Lot No. 5; thence South 30° West 7-3/5 poles to a poplar and walnut, another corner to Lot No. 5; thence North, passing the northwest corner of Lot No. 5 at about 12 poles, in all 120.25 poles to the place of beginning, containing 175.51 acres, more or less, but subject to all legal highways.

Included in the above description but excluded from this conveyance is that portion of land containing 3.3 acres, mor or less conveyed to Johnny Thomas Sherrill and wife, Bobbie Jean Sherrill as of record in Book 4351, page 483, R.O.D.C., Tennessee.

This conveyance is subject to an easement for United States of America Flood easement for Cheatham Lock and Dam Project and the Cumberland River, as of record in Book 2149, page 19, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. D. Sherrill and wife, Thelma Sherrill, by deed from Mary Maude Hirsbrunner and husband, of record in Book 1258, page 679, Register's Office for Davidson County, Tennessee. The said C. D. Sherrill having since died.

Thelma Sherrill hereby reserves and Buyers hereby grant to her a life estate in and to a portion of the above described property containing 28.39 acres, more or less for the express purpose of using same as her principal place of residence, said portion lying on the westerly side of River Road and separated from the remaining portion by said road. Said parcel presently identified by Metropolitan Tax Assessor's map 78 parcel 1. In addition to said life estate, Buyers, their successors and assigns agree that she will pay no rent, have the use of firewood for her personal use, they will pay all property taxes, keep the home insured against loss by fire, storms and extended coverage. The vacant land in this portion shall not be used during her lifetime for any building but cultivation for crops or pasture may be utilized upon first obtaining written consent from her which is in her sole discretion but they are permitted to cut hay from the land commencing January 1, 1985. Buyers, their heirs and assigns will install at their expense a meter and lines to the house plumbing fixtures when a public water system is available.

BEING the same property conveyed to Williamsburg Village Limited, a Texas partnership, by deed from Thelma Sherrill, an unmarried person, of record in Book 6372 page 201 . Register's Office for Daivdson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6372 PAGE 208

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

9.00 MISC.
CHECK 9.00-
7098A08/31/64 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 46979

T.
IDENTIF. REFERENCE

AUG 31 3 06 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0065722