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Map: 154

Parcel: part of 8

WARRANTY DEED

Address of New Owner(s)
William Edward Walker
Route 1, Box 474
Old Brush Creek Road
Fairview, Tennessee 37062

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

MAIL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $39,500.

Affiant

Subscribed and sworn to before me this 11 day of November, 1985.

Notary Public
My Commission Expires: 7-9-89

For and in Consideration of the sum of THIRTY-NINE THOUSAND FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter have bargained and sold, and by these presents do transfer and convey to William Edward Walker and wife, Patricia G. Walker, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED PROPERTY DESCRIPTION

Being part of the same property conveyed to Neal W. Carter and wife, Ann R. Carter by warranty deed from Goodall Bailey and wife, Jane G. Bailey of record in Deed Book 6276, Page 754, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to William Edward Walker and wife, Patricia G. Walker, their heirs and assigns, forever.

Neal W. Carter and wife, Ann R. Carter do represent to William Edward Walker and wife, Patricia G. Walker that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Neal W. Carter and wife, Ann R. Carter do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to William Edward Walker and wife, Patricia G. Walker, their heirs and assigns, against the lawful claims of all persons.

Witness this 11 day of November, 1985. BOOK 6720 PAGE 103

Neal W. Carter

Ann R. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 11 day of November, 1985.

NOTARY PUBLIC

My Commission Expires: 7-9-89

56685

IDENTIFICATION REFERENCE

Nov 27 2 39 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION

Beginning at an iron pin in the east margin of a 50 ft. ingress/egress and utility easement, said point being N 28 deg. 59 min. 32 sec. E 88.38 ft. and N 18 deg. 54 min. 48 sec. W 382.34 ft. from a point in the center of Poplar Creek Road; thence crossing said easement N 6 deg. 35 min. 51 sec. E 102.85 ft. to an iron pin in the north margin of the easement; thence with the north margin N 61 deg. 24 min. 37 sec. E 173.50 ft. to an iron pin; thence N 53 deg. 12 min. 37 sec. E 348.00 ft. to an iron pin, said point being a southeast corner of the Allen Taylor property; thence leaving the easement's north margin and with Taylor's east line N 8 deg. 51 min. 37 sec. E 118.10 ft. to an iron pin, said point being located near a creek; thence up the branch N 26 deg. 36 min. 23 sec. W 194.30 ft. to an iron pin, said point being the southeast corner of the Michael Blackmer property; thence with Blackmer's east line and continuing up said creek N 12 deg. 58 min. 27 sec. W 236.80 ft. to a point in the branch; thence N 3 deg. 15 min. 00 sec. E 213.70 ft. to an iron pin; thence leaving said creek N 26 deg. 04 min. 00 sec. E 93.60 ft. to an iron pin near a fence in Don Heath's south line; thence leaving Blackmer's line and with Heath's line S 88 deg. 59 min. 17 sec. E 565.97 ft. to an iron pin, said pin being the northwest corner of a 10 acre tract; thence leaving Heath's line S 0 deg. 28 min. 44 sec. W through an iron pin at 501.52 ft., in all 526.67 ft. to a point in the center of the aforementioned easement; thence with a curve to the left delta 6 deg. 31 min. 10 sec. radius 458.19 ft. arc 52.14 ft. chord 52.11 ft. to a point; thence with a curve to the left delta 56 deg. 46 min. 22 sec. radius 180.94 ft. arc 179.28 ft. chord 172.04 ft. to a point; thence S 20 deg. 45 min. 01 sec. W 68.03 ft. to a point; thence with a curve to the right delta 53 deg. 36 min. 07 sec. radius 150.37 ft. arc 140.67 ft. chord 135.60 ft. to a point; thence S 74 deg. 21 min. 09 sec. W 80.00 ft. to a point; thence crossing from the center line to the easement's south margin S 15 deg. 38 min. 51 sec. E 36.45 ft. to an iron pin; thence with the south margin for the following three calls: S 85 deg. 13 min. 38 sec. W 61.29 ft. to an iron pin; with a curve to the left delta 32 deg. 01 min. 02 sec. radius 196.69 ft. arc 109.91 ft. chord 108.49 ft. to an iron pin; S 53 deg. 12 min. 37 sec. W passing through an iron pin at 160.19 ft., and in all 499.69 ft. to the point of beginning, containing 10.198 acres, more or less, and being part of the Goodall Bailey division Section 2, Nashville, Tennessee, according to a survey by Randolph L. Chapdelaine dated May 29, 1985.

Together with a non-exclusive permanent easement which shall run with the property conveyed herein, for ingress and egress over the existing right-of-way bordering the property to the south and east.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, adminstrators, personal representatives, assigns, successors, and permittees: to use the right-of-way described above for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen said right-of-way as may be necessary to meet the specifications required for such dedication. Grantor shall have no duty to maintain the said right-of-way.

This conveyance is made subject to the following restrictions which are permanent and run with the property. No house trailer shall be placed on the property. No residence constructed on the property shall contain less than 1,700 square feet of floor space. The tract conveyed herein shall not be subdivided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6720 PAGE 105

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

39500.00- CONV.
102.70 CSTAX
.50 PRFEE
9.00 MORT
CHECK 112.20-
1113A11/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 6 8 5

IDENTIFICATION REFERENCE

Nov 27 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196222