This instrument was prepared from information furnished by the parties.

by: Ronald S. Nunn
6895 Edmondson Pike
Brentwood, Tennessee

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.
David R. Guess 124 Brookridge Drive Lavergne, Tennessee 37086	Same	Map 187 Part of Parcel 20

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One($1.00) Dollar cash in hand paid by David R. Guess and wife, Wanda L. Guess, the Grantees, to Scott W. Anker the Grantor, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, the Grantor, have this day bargained and sold and do hereby transfer, convey and Quitclaim unto the said Grantees, all of my right, title and interest in certain real property described as follows:

LAND in the 5th Civil District of Davidson County, State of Tennessee, bounded on the North by Tract #5-A of this survey; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by Tract #4 of this survey; the West by Lucien Battle, Deed Book 2279, page 319; the West and North by property of Rachel Yates Bonds, Deed Book 1148, page 141. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669), dated 24 January 1986.

Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and futher identified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center of right of way and with north line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 178.0 feet to a pin; thence N 3 degrees 04' E 887.4 feet to a pin in fence line; thence N 3 degrees 15' E 537.88 feet to a pin in fence line; this being the SE corner of this tract and the beginning of this survey; Thence crossing right of way and with north line of tract #4 of this survey N 86 degrees 14' 25" W 486.02 feet to a pin in east fence of Lucien Battle; thence with east fence of Battle N 04 degrees 17' 40" E 452.39 feet to a pin by a corner post in south fence of Rachel Yates Bonds; thence with south fence of Bonds S 87 degrees 01' 45" E 71.65 feet to a pin by a corner post; thence with east fence of Bonds N 03 degrees 38' 13" E 109.88 feet to a pin, being the NW corner of this tract; thence with south line of tract #5-A of this survey N 84 degrees 50' W 406.38 feet to a pin in west fence of Andy Burkitt; this being the NE corner of this tract; thence with west fence of Andy Burkitt S 3 degrees 24' W 300.77 feet to a pin; thence continuing S 03 degrees 15' W 252.42 feet to the beginning, containing 6 acres more or less.

INCLUDED with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29 R.O.D.C. for ingress an egress and for the laying an maintenance of water lines as needed by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjioning the same road way. In addition a 50 foot right of way subject to the same uses and conditions as above for all utilities and road way shall be retained for the use of tract 5-A along the remaining east boundary of tract 5-B.

BEING part of the property conveyed to David R. Guess and wife Wanda L. Guess and Scott W. Anker from Ronald S. Nunn and wife, Joye E. Nunn, of record in Deed Book 6776 page 878, Register's Office for Davidson

SUBJECT to Restrictive Covenants recorded in Book 6653, page 27 Register's Office Davidson County, Tennessee.

SUBJECT to Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6653, page 29 R.O.D.C. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said Land Owners Association.

I, Scott W. Anker the Grantor, have executed this Quitclaim Deed by subscribing hereto my respective signature this 1st day of February 1986, at Nashville, Tennessee.

Scott W. Anker

Scott W. Anker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-, equal division.

Scott W. Anker
Affiant

Subscribed and sworn to before me this the 1st day of February, 1986.

5/13/89
My commission expires:

James R. Mosley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott W. Anker the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal this 1st day of February, 1986.

5/13/89
My commission expires:

James R. Mosley
Notary Public

AMU 54.

7.4003

IDENTIFICATION REFERENCE

FEB 4 2 31 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN