THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER
Attorney at Law
4015 Travis Drive, Nashville, TN 37211

| New Owner: | Send Tax Bills To: | Map & Parcel Nos: |
|---|---|---|
| RONALD A. WARBRITTON | SAME | Part of Map 182<br>Parcel 98 |

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, by the Grantees, we, Ronald S. Nunn and Wife Joye E. Nunn, the Grantors, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Ronald A. Warbritton and Wife, Linda Warbritton, the Grantees, their heirs and assigns forever, all of our right, title and interest in and to certain real property located in the Fifth Civil District of Davidson County, Tennessee, and described according to a survey by Donald W. Fortner, Surveyor, as follows:

Beginning at an iron pin in the easterly margin of Cane Ridge Road said pin being 25.00 feet from the center of road and 707.36 south of Miller's northwest corner as conveyed in Book 6014 Page 780 Register's Office for Davidson County, Tennessee thence north 3°-00' east 50.08 feet thence south 87°-00' east 738.00 feet thence with a left curve having a radius of 351.70 feet 315.43 feet to an iron pin thence south 48°-24' east 25.0 feet thence south 73°-58' east 540.33 feet to an iron pin, thence South 5°-40' west 469.94 feet thence continuing with existing wire fence north 86°-24' west 484.19 feet to an iron pin thence north 17°-58' west 502.88 feet to an iron pin; thence with a right curve having a radius of 376.70 feet, 137.85 feet; thence north 87°-00' west 713.00 feet; thence with a left curve having a radius of 25.0 feet 29.43 feet to the point of beginning containing 7.78 acres more or less.

Being part of the same property conveyed to Ronald S. Nunn and Wife, Joye E. Nunn and Ronald A. Warbritton and Wife, Linda Warbritton from James M. Lenahan and Wife, Deborah J. Lenahan, by deed of Record in Book 7005, page 843, Register's Office for Davidson County, Tennessee.

We, Ronald S. Nunn and Wife, Joye E. Nunn, the Grantors, further convey, grant and assign Ronald A. Warbritton and Wife, Linda Warbritton, the Grantees, their heirs and assigns, a permanent easement to construct and maintain a driveway, water service lines and utilities and for ingress and egress from Cane Ridge Road to the property herein conveyed, over and across certain land of the Grantors described as follows:

Beginning at an iron pin in the easterly margin of Cane Ridge Road; said pin being 25.00 feet from the center of road and 607.20 feet from Miller's northwest corner as conveyed in Book 6014, Page 780 Register's Office for Davidson County, Tennessee; thence with a left curve having a radius of 25.0 feet 39.27 feet; thence south 87°-00' east 713.00 feet; thence with a left curve having a radius of 326.70 feet 293.01 feet; thence south 48°-24' east 25.00 feet; thence with a right curve having a radius of 351.70 feet 315.43 feet; thence north 87°-00' west 738.00 feet; thence north 3°-00' east 50.08 feet to the point of beginning.

It is expressly agreed and understood that this 7.78 acre tract is conveyed subject to certain permanent and perpetual land use restrictions running with the land in words and figures as follows:

1. No dwelling shall be constructed on the land containing less than 2,500 total square feet exclusive of porches and decks.

2. No modular home, mobile home, house trailer or temporary dwelling shall be constructed, located or maintained on the property.

3. No swine shall be kept or maintained on the property.

This is unimproved property on Cane Ridge Road.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 31 day of October, 1986.

GRANTOR

GRANTOR

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 Ronald S. Nunn and Wife, Joye E. Nunn, the bargainors, with whom I am personally aquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of October 1986, at Nashville, Tennessee.

My Commission Expires:
My Commission Expires JAN. 19, 1988

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

AFFIANT

Subscribed to and sworn before me this 31 day of October, 1986, at Nashville, Tennessee.

My Commission Expires:

My Commission Expires JAN. 19, 1988

NOTARY PUBLIC

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IDENTIFICATION REFERENCE

Oct 31 2 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN