This instrument prepared by:
Brenda Franks Hale
HALE & HALE, ATTORNEYS
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

Mortgagee: Commerce Union Bank

BOOK 7048 PAGE 171

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL
Patricia G. Walker Route 1, Box 464, Old Brush Creek Road Fairview, Tennessee 37062	Same	Map 154 part of Parcel 8

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid the receipt of which is hereby acknowledged,

I, WILLIAM EDWARD WALKER, hereby quitclaim and convey all of my right, title and interest in and to the following described property in Davidson County, Tennessee, to PATRICIA G. WALKER, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

IN WITNESS WHEREOF, William Edward Walker has hereunto set his hand, this 19th day of November, 1986.

William Edward Walker
WILLIAM EDWARD WALKER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the state and county aforesaid, personally appeared William Edward Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, this 19th day of November, 1986.

Andrea W. Barnes
Notary Public
My commission expires: 5/30/88 At large, State of Tennessee

NOTARY PUBLIC AT LARGE

The acutal consideration for this transfer is $10.00.

Patricia G. Walker
Patricia G. Walker

Sworn to and subscribed before me this 19th day of November, 1986.

Andrea W. Barnes
Notary Public
My commission expires: 5/30/88 At large, State of Tennessee

NOTARY PUBLIC AT LARGE

6661 86

IDENTIFICATION REFERENCE

Nov 24 9 39 AM '86

FEE $ DAVIDSON COUNTY REGISTER

EXHIBIT "A"

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.

Being the same property conveyed to William Edward Walker and wife, Patricia G. Walker by deed from Neal W. Carter and wife, Ann R. Carter of record in Book 6720, page 102, Register's Office for Davidson County, Tennessee.