BOOK 7234 PAGE 385

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
P. O. Box 3348
Nashville, Tennessee 37219-034 mail
(615) 244-2070

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CARNEAL WALDEN, JR. 3410 HOBSON PIKE HERMITAGE, TENNESSEE 37076	SAME	124 P/O 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- . [signature]
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF April, 1987.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 1991

Edith W. Walker
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Pursuant to Paragraph 8 of the Property Settlement Agreement, as incorporated in the Final Decree of Divorce, in the case of CARNEAL WALDEN, JR., VS. CYNTHIA LYNNE WALDEN, Case Number 87D-136, said Decree being entered on the 27th day of April, 1987, in the Circuit Court for Davidson County, Tennessee, I, CYNTHIA LYNNE WALDEN, hereby transfer, convey, and forever quitclaim to CARNEAL WALDEN, JR., his heirs and assigns, any and all interest which I have in the following described tract or parcel of land, to-wit:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 14 on, an unrecorded survey, by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 1339.68 feet West of the intersection of the southerly margin of Hobson Pike and the original easterly line of Belinda City, Inc., property, of which this is a part; thence leaving the margin of said Pike S 07 deg. 02' 59" W 1152.03' to an iron pin in a fence line and the line of the U.S. Government line and a fence N 49 deg. 34' 04" W 478.12' to an iron pin;

thence leaving said fence and Government line N 07 deg. 02' 59" E 812.30" to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the same N 86 deg. 10' 51" E 406.53' to the point of beginning, containing 9.00 acres, more or less.

Being a portion of the property conveyed to Belinda City, Inc. by deed from Robert Baltz, Jr., et al., of record in Book 5430, page 6505, Register's Office for Davidson County, Tennessee.

Together with and subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northwest corner of the above described tract; thence with the margin of said Hobson Pike N 86 deg. 10' 51" E 412.53' to a point; thence N 86 deg. 11' 30" E 229.06' to a point; thence crossing Hobson Pike N 09 deg. 14' 44" E 81.27' to a point on the northerly margin of the same; thence continuing N 09 deg. 14' 44" E 998.03' to a point on the southerly margin of Pugh Road; thence with the margin of the same S 893 deg. 32' 39" E 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S 09 deg. 14' 44" W 993.44' to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09 deg. 14' 44" W 81.27' to a point on the southerly margin of said Pike; thence continuing S 09 deg. 14' 44" W 25.66' to a point; thence S 86 deg. 11' 30" W 248.92' to a point; thence S 86 deg. 10' 51" W 417.33' to a point in the westerly line of the above described tract; thence with said westerly line N 07 deg. 02' 59" E 25.46' to the point of beginning.

SUBJECT ALSO TO:

1. 1981 real property taxes, which have been prorated and assumed by the Grantees.

2. Grant of transmission line easement by Robert J. Baltz, Jr., et al. to the United States of America, including a covenant that no buildings or fire hazards shall be erected or maintained within the limits of the right-of-way, which covenant shall run with the land, by instrument of record in Book 2335, page 482, Register's Office for Davidson County, Tennessee;

3. Declaration of Taking and Judgment filed and entered in the United States District Court for the Middle District of Tennessee, Nashville Division, in the case of United States of America upon the relation of and for the use of the Tennessee Valley Authority vs. Robert J. Baltz, Jr., et al., no. 5889 with respect to a permanent easement and right-of-way for electric power transmission purposes, certified copies of which are of record in Book 4446, page 427, and in Book 5055, page 857, respectively, said Register's Office; and,

4. Easement for the flow of any creeks, branches, ponds or waterways.

BEING the same property conveyed to CARNEAL WALDEN, JR. and wife, CYNTHIA L. WALDEN (being one and the same as CYNTHIA LYNNE WALDEN), by deed from Belinda City, Inc., a Tennessee corporation, as of record in Deed Book 5785, page 648, Register's Office for Davidson County, Tennessee.

This is unimproved property.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY EFFECT THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of April, 1987.

Cynthia Walden
CYNTHIA WALDEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, CYNTHIA WALDEN (one and the same as CYNTHIA LYNNE WALDEN), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of April, 1987.

MY COMMISSION EXPIRES:

Edith W Walker
NOTARY PUBLIC

My Commission Expires JAN. 9, 1991

25200

IDENTIFICATION REFERENCE

MAY 13 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN