DAVIDSON COUNTY, TN
JAN 8 11 54 AM '90
IDENTIFICATION REFERENCE
9 4 6 3 8

TED F. WALKER
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7706

BOOK 8021 PAGE 193

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Janice E. Peay 5008 Drakes Branch Road Nashville, Tennessee 37218	Same	Map 48 P/O Parcel 72

KNOW ALL MEN BY THESE PRESENTS:

That Ralph R. Peay, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed December 5, 1989, in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 89D-4286, between
JANICE ELAINE PEAY, Plaintiff,
vs.
RALPH REYNOLDS PEAY, Defendant,
does hereby demise, release and forever quitclaim unto the said Janice E. Peay, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennnessee, described as follows:

1034 01/08 0101 03CHECK 6.00

Beginning at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 120.2 feet northwestwardly in the center of Drakes Branch Road, from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, page 871, Register's Office for Davidson County, Tennessee; thence North 82 degrees 50 minutes East 264.8 feet to an iron pin; thence South 84 degrees 25 minutes East 625.0 to an oak tree; thence South 67 degrees 35 mintues West; 220.0 feet to a tree in a fence then South 34 degrees 46 minutes West 99.1 feet to an iron pin; thence South 13 degrees 38 minutes West 70.0 feet to a fence corner; thence North 86 degrees 16 minutes West 293.9 feet to an existing iron pipe; thence North 11 degrees 21 mintues West 177.6 feet to an existing iron pipe; thence South 79 degrees 6 minutes West 261.7 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 120.2 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November 5, 1971.

Being part of the same property conveyed to Ralph R. Peay and wife, Janice E. Peay, by deed from Charles Edward Ray and Thomas Edward Ray, of record in Book 5714, page 764, Register's Office for Davidson County, Tennessee.

Beginnng at a railroad spike in the center of Drakes Branch Road, said railroad spike being 247.2 feet northwestwardly in the

(continued on opposite side)

IN WITNESS WHEREOF, I have hereunto set my hand on this 5 day of January, ~~1989~~ 1990.

Ralph R. Peay
RALPH R. PEAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RALPH R. PEAY, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 5 day of January, 1989.

NOTARY PUBLIC

My Commission expires:
7/19/92

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $10,000.00.

Janice E. Peay
JANICE E. PEAY
AFFIANT

Sworn to and subscribed before me this 5 day of January, 1989.

NOTARY PUBLIC

My Commission expires:
7/19/92

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(Legal Description - continued from front side of this document)

center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, page 871, Register's Office for Davidson County, Tennessee; thence North 86 degrees 50 mntues East 570.5 feet to an iron pin; then North 7 degrees 21 minutes East 80.2 feet to an iron pin; then South 81 degrees 28 minutes East 284.5 feet to an iron pin; thence South 12 degrees 27 minutes east 226.5 feet to an oak tree; then North 84 degrees 25 minutes West 625.0 feet to a fence post; thence South 82 degrees 50 minutes West 264.8 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 127.0 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and desribed according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November 5, 1971.

Being part of the same property conveyed to Ralph R. Peay and wife, Janice E. Peay, by deed from Charles Edward Ray and Thomas Edward Ray, of record in Book 5714, page 764, Register's Office for Davidson County, Tennessee.

This instrument prepared from information provided by parties.