THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Joe V. Edwards 2249 Union Hill Road Goodlettsville, TN 37072	Same as New Owner	Map Parcel

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JAMES WILLIAM EANES, hereinafter referred to as the "GRANTOR", and JOE VAN EDWARDS, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, JAMES WILLIAM EANES, the GRANTOR, have this day bargained, sold and quitclaimed unto JOE VAN EDWARDS, the GRANTEE, his heirs and assigns, all of my right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stake with beech pointers, the northwest corner of a tract of land containing 6 1/2 acres (which is the westerly part of this tract) conveyed to A. J. Paradise by deed from Miss Sue Looney of record in Book 533, page 698, Register's Office for said County; thence North 85 deg. East 25.4 poles to a point in the center of a creek at the northeast corner of a tract of land containing 102 poles (which is the easterly part of this tract) conveyed to A. J. Paradise by deed from L. B. Caldwell and wife, of record in Book 587, page 234, said Register's Office; thence South 18 deg. East with the center of said creek, 3 poles to the center of said creek and Crocker Springs Road or Whites Creek Springs Road; thence South 3 deg. West, with the center of said road, 16 poles to a point in the center of said road; thence South 6 deg. West 13 poles and 12 links to a stone on the westerly side of said road; thence South 30 deg. West 40 poles to a sugar tree stump, the extreme southern corner of said 6 1/2 acre tract of land; thence North 2 deg. West 60 poles to the beginning, containing in all 7.22 acres, more or less.

INCLUDED but EXPRESSLY EXCLUDED from the above described tract of land, is the following:

Situated in the 10th Civil District of Davidson County, beginning at a point in the center of Crocker Springs Road in Joe E. Edwards East line; thence South 6 deg. West 262 feet to a point; thence South 40 deg. 40' West 660 feet to a point; thence in a northerly direction with Joe Edwards west line 672 feet to a point in Joe Edwards west line; thence South 88 deg. East 442 feet to the beginning, containing 4 acres according to a survey of John M. Sullivan, County Surveyor, (not dated).

Being a portion of the same property conveyed to Joe Edwards, Charlie Byrns and wife, Mary F. Byrns by deed from Haskell Graham and wife, Mattie Graham, of record in Book 1258, page 188, Register's Office for Davidson

THIS INSTRUMENT IS BEING PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

County, Tennessee. Charlie Byrns died November 14, 1961, at which time his interest in the said property became vested in his wife, Mary F. Byrns. Mary F. Byrns died February 29, 1976. Ownership and title to the said property is now vested one-half in Joe V. Edwards and one-half in the heirs of Mary F. Byrns.

JAMES WILLIAM EANES, is an heir at law of Mary F. Byrns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 15 day of APRIL, 1991.

James William Eanes
JAMES WILLIAM EANES

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WILLIAM EANES, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15 day of April, 1991.

Peggy Stonbill
NOTARY PUBLIC

My Commission Expires: 3/14/93

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Joe V. Edwards
AFFIANT

Sworn to and subscribed before me this the 15th day of April, 1991.

Kathy Burnett Gilbert
NOTARY PUBLIC

My Commission Expires: 12/29/93

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7.7.392

IDENTIFICATION REFERENCE

JAN 17 8 17 AM '92

MAIL ENV.