This instrument was prepared by:
Tom B. Harris, Jr., Attorney
108 Frey Street, P. O. Box 37
Ashland City, Tennessee 37015

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the payment of the sum of Five thousand ($5,000.00) dollars, the receipt and sufficiency of which are acknowledged, and the additional consideration of the assumption of the indebtedness and the hold-harmless hereinafter undertaken by the Grantee herein, I, PATRICIA G. WITCHER, do hereby quitclaim, transfer, and convey to my husband, JAMES F. WITCHER, JR., all of my right, title, and interest in and to the following described property:

LAND lying in Davidson County, Tennessee, and described according to a survey by R. L. Montoya - Land Surveying, dated March 16, 1982, as follows:

BEGINNING at an iron pin in the south margin of Little Marrowbone Road, said point being 5.2 miles west of Eatons Creek Road; thence, leaving said south margin along an existing fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving the center line South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet north of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point; this being the beginning point of this described tract; thence, along the North side of this tract North 35 degrees 57 minutes 42 seconds East 136.25 feet to an iron pin; thence, South 80 degrees 43 minutes 54 seconds East 856.99 feet to the center of a creek or drain; thence, along said creek as follows: South 21 degrees 49 minutes 39 seconds West 82.00 feet; thence, South 21 degrees 35 minutes 56 seconds West 144.38 feet; thence, North 72 degrees 13 minutes 44 seconds West 89.61 feet; thence, South 58 degrees 54 minutes 38 seconds West 79.66 feet; thence, North 71 degrees 53 minutes 16 seconds West 121.01 feet; thence, North 43 degrees 00 minutes 36 seconds West 53.03 feet; thence, North 85 degrees 27 minutes 59 seconds West 90.79 feet; thence, South 82 degrees 21 minutes 50 seconds West 51.90 feet; thence, South 43 degrees 22 minutes 44 seconds West 71.18 feet; thence, South 75 degrees 04 minutes 50 seconds West 86.79 feet to a point in said creek and the intersection of another small creek; thence, along the center line of said creek North 56 degrees 58 minutes 55 seconds West 146.39 feet; thence, North 55 degrees 48 minutes 02 seconds West 203.22 feet; thence, North 46 degrees 43 minutes 04 seconds West 9.81 feet to a point; thence, leaving said creek along a fence passing the existing gate North 35 degrees 57 minutes 42 seconds 60.00 feet to the point of beginning, containing 5.00 acres, more or less.

Also included in this conveyance is an ingress and egress easement in and to the 5.00 acre tract hereinabove described. Said easement is described as follows:

Land being partly in Cheatham County and partly in Davidson County and described as follows:

BEGINNING at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles West of Eatons Creek Road, said point also being the Northwest corner of Allen Wayne Ladd's property as recorded in Deed Book 4739, Page 680, Register's Office for Davidson County, Tennessee; thence, along Ladd's West line with a fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving Little Marrowbone Creek along the following calls, South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point in the Northwest line of the described 5.0 acre tract; thence, along said line South 35 degrees 57 minutes 42 seconds West 40.00 feet to a point 20 feet North of the creek; thence, along a line South of the drive North 50 degrees 34 minutes 53 seconds West 468.90 feet to a point; thence, North 27 degrees 02 minutes 32 seconds West 238.30 feet to the center of Little Marrowbone Creek; thence, leaving the center line of Little Marrowbone Creek North 32 degrees 06 minutes 15 seconds West 136.90 feet to a point; thence, North 37 degrees 25 minutes 28 seconds West 250.00 feet to a point in the southerly margin of Little Marrowbone Road; thence, with said margin North 53 degrees 25 minutes 35 seconds East 20.00 feet to the point of beginning, containing 40,509 square feet, 0.93 acres, more or less.

THIS IS the same property conveyed to James F. Witcher, Jr., and wife, Patricia G. Witcher, by special warranty deed from Collateral Investment Company of record in Book 6645, Page 268, in the Register's Office for Davidson County, Tennessee, and in Book 253, Page 22, in the Register's Office for Cheatham County, Tennessee.

AS RECITED in the granting clause, this conveyance is made upon the additional consideration that, by his acceptance of the delivery of this quitclaim deed and his recordation of it, the Grantee, James F. Witcher, Jr., assumes the obligation of the payment of all obligations that are encumbrances upon the above-described property including, but not limited to, the balance of the purchase-money indebtedness and the balance of the amount owed Nashville Electric Service or its assigns for the installation of heating and cooling equipment, and, additionally that he does thereby signify and undertake that he will hold harmless the Grantor, Patricia G. Withcer, against the payment of the same and her reasonable attorneys' fees and costs expended in connection with third-party actions brought against her to enforce the collection of any of the same.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of October, 1992.

PATRICIA G. WITCHER

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, Aubrey J. Harris, a Notary Public, in and for said County and State, the within named Patricia G. Witcher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this 21st day of October, 1992.

Aubrey J. Harris
Notary Public

My Commission Expires: 5-28-95

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

AFFIANT

Sworn to and subscribed before me this 21st day of October, 1992.

Aubrey J. Harris
Notary Public

My Commission Expires: 5-28-95

58240

IDENTIFICATION REFERENCE

Oct 27 9 52 AM '92

DAVIDSON COUNTY, TN

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

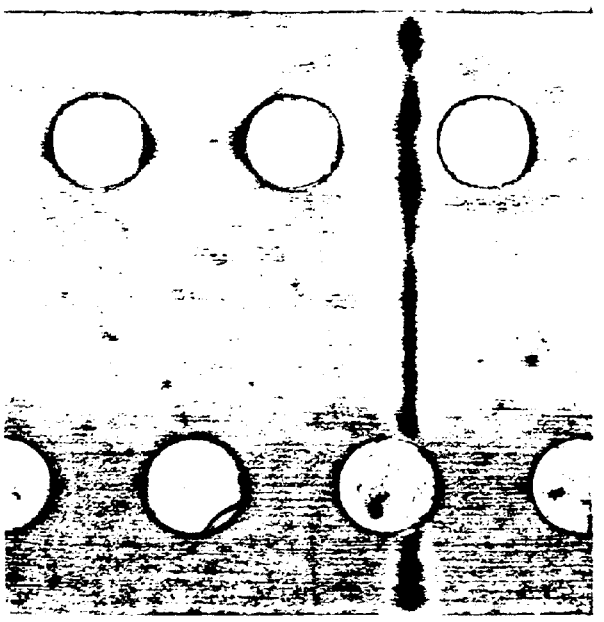
BOOK 8767 PAGE 259

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 12.00
TOTAL 31.50
CHECK 31.50

10/27/92 01 09:50 0001 4523



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 2 4 0

IDENTIFICATION REFERENCE

OCT 27 9 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583957