QUITC3

BOOK 8829 PAGE 908

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue, North, Nashville, TN 37219.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
EATON CREEK FARM, L.P.	Same	Map 38
5349 Franklin Pike		Parcel 87
Brentwood, Tenn 37027		

QUITCLAIM DEED

FOR LOVE AND AFFECTION, we, EDMOND RAY QUEEN, and wife, CYNTHIA QUEEN, do hereby quitclaim and convey unto EATON CREEK FARM, L. P., a Tennessee Limited Partnership, its successors and assigns, all or our right, title, and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

TRACT I

Beginning at a point in the Carney Road; thence north 89 deg. West 231 feet to a point in the line of J. E. Carney; thence with this line North 891 feet to the center of the Lane; thence with same South 71-1/2 deg. East 488 feet to the center of Carney Road; thence with same South 16 deg. East 266 feet, South 11 deg. West 162 feet, South 44 deg. West 347 feet, South 27 deg. West 94 feet to the beginning, containing 8.40 acres, more or less according to survey made by Erle Drake, County Surveyor on December 29, 1928, and including but excluding that part of the property used for roadway purposes.

TRACT II

Beginning at a White Oak on a Ridge in the east boundary line of a tract of land conveyed by Hampton and Toblin to John J. Rucker, by deed recorded in Book 118, page 504, in the R. O. of said County, and being the northwest corner of a tract of 121.23 acres of land conveyed by J. E. Carney and wife to John J. Rucker, by deed recorded in Book 164, page 550, said R. O. and running thence with said east line north 2 deg. east 77 poles, more or less, to the southeast corner of a tract of 5.64 acres conveyed by said Rucker to said Carney and wife, thence with the line of said 5.64 acre tract north 74-1/2 deg. west 37.8 poles to a point in the forks of two hollows; thence north 51 deg. east 11 poles; thence north 35-1/2 deg. east 8 poles; thence north 14-1/2 deg. east 15.8 poles to a black oak on a ridge; thence east 20.8 poles to a stake, the northeast corner of said 5.64 acre tract; thence north 2 deg. east 30 poles, more or less, to a dogwood and sourwood near Mayo's Old Mill; thence east 122 poles to two small dogwoods, thence north 23 poles, more or less, to the southwest corner of a 17 acre tract conveyed to C. R. Chandlion, by deed in Book 113, page 17, R. O., in a branch; thence up said branch and with the line of said 17 acre tract in a southeasterly direction about 37 poles to the northwest corner of John T. Carney tract; thence with the line of said tract southerly, 47 poles to 2 black oaks; thence west 22 poles to a gum and beech; thence south 2-1/4 deg. west 126 poles to Browns northeast corner; thence with the meanders of a spring branch south 70 deg. west 24 poles, south 75 deg. west 8 poles north 80 deg. west 11 poles, north 55 deg. west 12 poles north 88 deg. west 8 poles, north 70 deg. west 4 poles and north 45 deg. west 8 poles to a point in the county road; thence

north 88 deg. west 53 poles to a white oak; thence north 73-1/2 deg. west 11 poles to a stake, red oak and chestnut pointers and thence north 54-1/2 deg. west 18 poles to the place of beginning, containing 150.83 acres, more or less.

Included but Excluded from the above described Tract II is that portion conveyed to F. B. Kelsey and wife Mary Irene Kelsey by deed of record in Book 1906, page 47, and by deed of correction in Book 2141, page 231, also included but excluded is that portion conveyed to Pershing H. and Dorothy K. Overstreet by deed of record in Book 4431, page 450, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Eddy Queen and wife, Cindy Queen by deed from Frank H. DePierri, Jr., Conservator of the estate of Mabel White Dixon, of record in Book 6719, page 64, Register's Office for Davidson County, Tennessee (Eddy Queen being one and the same person as Edmond Ray Queen and Cindy Queen being one and the same person as Cynthia Queen).

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of December, 1992.

EDMOND RAY QUEEN

CYNTHIA QUEEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

There is no monetary consideration for this transfer.

AFFIANT

Sworn to and subscribed before me

this 31 day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 1/23/94

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMOND RAY QUEEN and CYNTHIA QUEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the

within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 1/23/94

PATTY QUEEN
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

7-8808

IDENTIFICATION REFERENCE

Dec 31 3 10 PM '92

JERRY WILKINSON, JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

7597 12/31 0101 01CASH 12.00