QUITCLAIM DEED

This instrument prepared by:
Joe Gillespie, Jr.
5787 Clarksville Pike
Joelton, Tenn. 37080

BOOK 9023 PAGE 525

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL REFERENCE NUMBERS:
5212 Rawilings Road Joelton, Tenn. 37080	SAME	P/O Map 21 Parcel No. 364

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $18,600.

Russell E Evans
AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 1993.

Joe F Gillespie Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 25th, 1997

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and love and affection for my son, and other good and valuable consideration, the receipt of which is hereby acknowledged, I MARY MARTHA EVANS ("GRANTOR") have this day bargained, sold and conveyed unto RUSSELL EUGENE EVANS ("GRANTEE") and his heirs, successors and assigns forever, a certain tract or parcel of land located in Davidson County, State of Tennessee, bounded and described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being part of a certain parcel described in Book 8126, Page 937, Davidson County Register of Deeds Office, and described more particularly in a survey by Earl R. Mayo, Registered Land Surveyor No. 1339, conducted on May 24, 1993, as follows:

Beginning at an iron pin at the southwest corner of the James Misch property, said point being in the north right-of-way of Rawlings Road; thence along a north right-of-way of Rawlings Road South 82 degrees, 47' 44" West a distance of 92 feet to an iron pin at the southeast corner of Lot 2 of the Mary G. Evans property; thence along the east line of said Lot 2 North three degrees 07' 01" East passing an iron pin at 964.44' a total distance of 980.44' to the center of a creek, said point being in the south line of the Roger Mayo property North 81 degrees, 36' 58" East a distance of 123.14; to a point; thence North 76 degrees 33' 37" East a distance of 57.80' to a point; said point being the northwest corner of the James Misch property; thence leaving said creek along the west line of said Misch property passing an iron pin at 16.54' a total distance of 1,008.61' to the point of the beginning, containing three (3) acres, more or less.

Being a part of the same property conveyed to Mary Martha Evans by deed from Harry M. Gienger, Mary Gienger Evans, Louise Gienger Ray, and Audrey Gienger Morrow of record in Book8126, Page 937, Davidson County Register of Deeds Office.

WITNESSETH, that the said GRANTOR MARY MARTHA EVANS DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO SAID GRANTEE RUSSELL EUGENE EVANS, FOREVER, ALL THE RIGHT, TITLE, INTEREST AND CLAIM SAID GRANTOR NOW HAS IN AND TO THE ABOVE-DESCRIBED PROPERTY AND ANY IMPROVEMENTS OR APPURTENANCES THERETO. BOOK 9023 PAGE 526

The following restrictions apply to the premises:

1. All residences shall contain a minimum of 1400 square feet on one level or 2,000 square feet for two-story living, excluding garage and carport.

2. No swine will be allowed at any time.

3. No commercial enterprises of any kind.

4. Only one dwelling will be allowed on any tract.

5. No unsightly accumulation of rubbish or junk cars at an time.

6. No temporary or unfinished structures to be lived in at any time.

7. Barns and detached garages must be constructed of a good weather-proof material so as not to be an eyesore and must be behind residence.

8. All residences shall be set back at least 100 feet from existing road right-of-way and be at least 20 feet from side lines.

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9. No mobile homes allowed at any time.

10. These restrictions shall run with the land for a period of 20 years from April 28, 1990, and shall be binding on and enforceable by the owners and subsequent owners of these tracts, their heirs and assigns during the 20-year period.

IN WITNESS WHEREOF, the said Grantor Mary Martha Evans has signed and sealed these premises this the 23rd day of July, 1993.

Mary Martha Evans
MARY MARTHA EVANS
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23rd day of July, 1993, before me personally appeared MARY MARTHA EVANS, GRANTOR, known to me personally (or who provided sufficient proof of her identity) and who acknowledged she signed and executed the foregoing instrument as her free and voluntary act for the purposes recited therein. WITNESS MY HAND AND SEAL THIS 23 DAY OF JULY 1993, AT JOELTON, TENNESSEE.

JOE F. GILLESPIE NOTARY PUBLIC AT LARGE STATE OF TENN.

Joe F. Gillespie Sr.
JOE GILLESPIE, SR.
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 25th 1997

93 JUL 23 PM 3:08

44266
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 18600.00
CON TX 68.82
PRFEE 1.00
WDEED 8.00
TOTAL 77.82
CHECK 77.82

07/23/93 01 15:08 0001 7441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44266
IDENTIF. & REFERENCE

93 JUL 23 PM 3:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 677803