QUITCLAIM DEED

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

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ADDRESS OF NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL REFERENCE NUMBERS
5212 RAWLINGS ROAD Joelton, Tenn. 37080	SAME	P/O MAP 21 PARCEL NOS. 213,214

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $68,000.

Russell Eugene Evans
AFFIANTS

Katherine Lynn Evans
AFFIANTS

Subscribed and sworn to before me this the 24th day of January, 1994.

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 daughter 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 and KATHERINE L. EVANS ("GRANTEES"), their heirs, successors and assigns forever, two tracts or parcels of land located in Davidson County, State of Tennessee, bounded and described as follows, to wit:

TRACT I

Land in the 14th Civil District of Davidson County, Tennessee and described as Tract4, according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990, and recorded in Book 8126, Page 937, Davidson County Register of Deeds Office, and more particularly described as follows:

BEGINNING at an iron pin set in the northerly margin of Rawlings Road, the most southwest corner of this tract and being the most southeast corner of Kenneth W. Evans; thence, leaving said Road and with the line of said Evans, N. 02 deg. 54 min. 25 sec. E. passing an existing iron pin on the south bank of a creek at 961.86 feet and in all a total of 977.86 feet to the center of said creek, corner to said Evans and being in the line of Porter D. Mayo; thence, with the line of said Mayo and the center of said creek, N. 76 deg. 33 min. 37 sec. E. 57.80 feet to a point in the center of said creek, and in the line of said Mayo, corner to Tract 5 of this survey; thence, leaving said creek and with the line of said Tract 5, S. 07 deg. 58 min. 45 sec. W. passing an iron pin set on the south bank of said creek at 16.00 feet and in all a total of 1008.61 feet to an iron pin set in the margin of said Rawlings Road; thence, 180.50 feet to the beginning, containing 5.00 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 Book 8126, Page 937, Davidson County Register of Deeds Office.

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 shall 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 any time.

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

7. Barns and detached garages must be constructed of good weather-proof material so as not to be any 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 200 feet from side lines.

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.

TRACT II

Land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in the 14th Civil District of said County and State and more particular described as follows:

Beginning at a point in the center of North Bernard Road (the southwest corner of Gienger Land) and the north east corner of a tract conveyed to Allen M. Endsley, et ux, by deed of record in Book 1429, Page 601, Register's Office for said County; thence No. 2° West with Gienger's west line 1005 feet to the center of Craighead Branch, thence with the center of Craighead Branch, No. 86° 40' west 87 feet to a point in the center of said Branch; thence So 2° East 1005 feet to a point in the center of Bernard Road; thence with the center of Bernard Road No. 79° 50 ' East 87 feet to the beginning, containing 2 acres be the same more or less.

This being a part of the land conveyed by Allen M. Endlsey and his wife Hazel Endlsey to Kennneth W. Evans and wife Mary G. Evans of deed of record Book 1846, Page 308, Davidson County Register of Deeds Office.

WITNESSETH, that the said GRANTOR MARY MARTHA EVANS DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO SAID GRANTEES, 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.

IN WITNESS WHEREOF, the said Grantor Mary Martha Evans has signed and sealed these premises this the 24th day of January, 1994.

Mary Martha Evans
MARY MARTHA EVANS
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this the 24th day of JANUARY, 1994, 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 purpose recited therein.
WITNESS MY HAND AND SEAL THIS 24th DAY OF JANUARY, 1994.

Joe F. Gillespie Sr.
Joe Gillespie Sr.
Notary

NOTARY PUBLIC AT LARGE STATE OF T...

MY COMMISSION EXPIRES: January 25th 1997

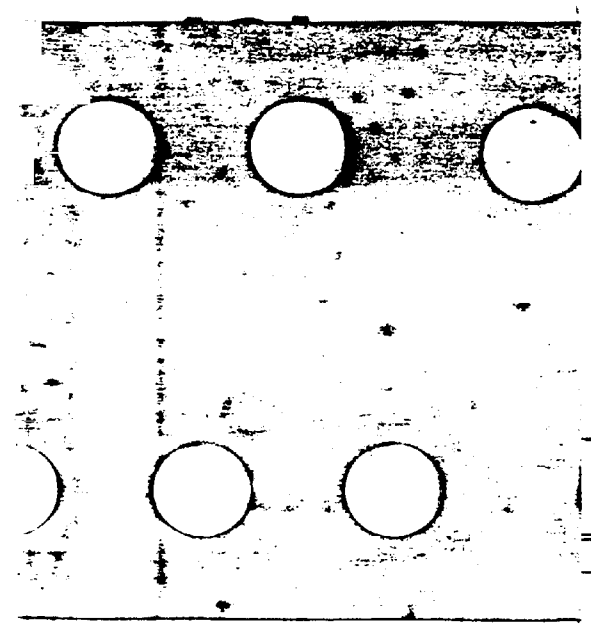
10456

IDENTIF. & REFERENCE

94 JAN 25 AM 8:11

FELIX Z. ELLIS, II REGISTER
DAVIDSON COUNTY, TN.

2771 01/25 0101 03CHECK 264.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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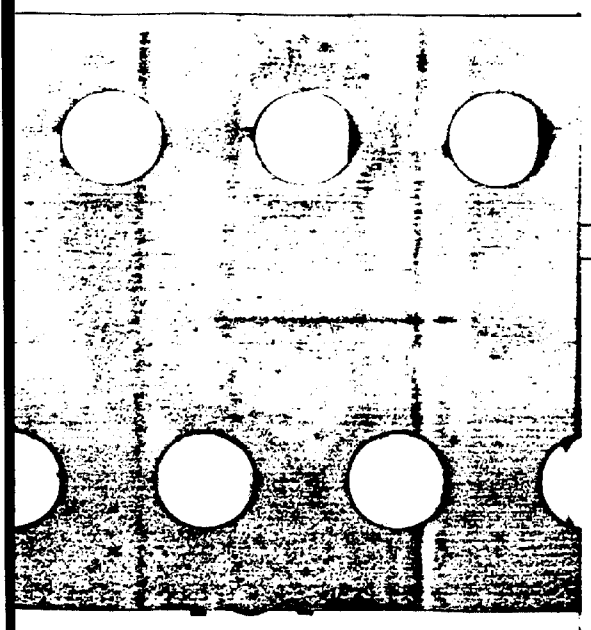
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00

CON TX 251.60
PRFEE 1.00
WDEED 12.00
TOTAL 264.60
CHECK 264.60

01/25/94 01 08:12 0001 2771



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10456
IDENTIF. ↑ REFERENCE

94 JAN 25 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748721