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This instrument prepared by:
Claiborne K. McLemore III
Kemper, McLemore & Ockerman
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

BOOK 9402 PAGE 813

Address New Owner:
Michael F. Perkerson
P. O. Box 101013
Nashville, TN 37224

Send Tax Bills To:
-same-

Map: 89
Parcel: 17

QUIT-CLAIM DEED

IN ACCORDANCE WITH the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket #93D-2998, DAWN PERKERSON, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to MICHAEL F. PERKERSON (the "Grantee"), his heirs, successors and assigns forever, all her right, title and interest in the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety.

This is improved property known generally as 7431 River Road, Nashville, Tennessee.

The foregoing described property is subject to those matters set forth on Exhibit B, the terms and conditions of which are hereby incorporated herein by reference in their entirety.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of July, 1994.

Dawn Perkerson
DAWN PERKERSON

69409
IDENTIF. & REFERENCE

94 JUL -8 PM 3:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9136 07/08 0101 03 CHECK 16.00

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dawn Perkerson, 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 seal at office in Nashville, Tennessee this 7th day of July, 1994.

Joyce Faye Austin
NOTARY PUBLIC

My Commission expires: 9-11-94

Pursuant to T. C. A. Section 67-4-409 (a)(3)(E), this transfer is exempt from transfer tax, as it is made pursuant to a domestic settlement decree.

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Certain real estate in Davidson County, Tennessee, described more fully as follows:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 17, 1952, as follows:

Beginning at the southeast corner of the property conveyed to Granville L. Barnes and wife, by deed from W. L. King and wife, of record in Book 1449, page 306, Register's Office for said County, said point being 676 feet easterly from the center of New River Road; thence with the easterly boundary line of said Barnes property north 28 degrees east 614 feet to a 16 inch elm, north 4 degrees west 148 feet to a hickory, north 16 degrees 30 minutes west 323 feet to a 36 inch beech, Barnes northeast corner, said point being in the southern boundary line of the Rucker farm, now Sircy; thence with the southern boundary line of said farm south 84.25 degrees east 204 feet to a hickory south 85.5 degrees east 136 feet to a cherry; thence continuing eastwardly with said line 250 feet to a hickory, south 81 degrees east 336 feet to a mulberry, south 85 degrees east 564 feet, north 56 degrees east 73 feet, north 37 degrees 323 feet to a sycamore, north 7 degrees west 203 feet and north 66 degrees east 213 feet to the low water mark of the Cumberland River; thence with the low water mark of said river south 31 degrees east 1,128 feet; thence south 77.75 degrees west 623 feet; thence south 15.5 degrees west 1,023 feet; thence south 7.5 degrees 198 feet to a point in the northern boundary line of the property owned by the O'Brien Heirs; thence with said line south 64 degrees 30 minutes west 2,013 feet; thence south 46 degrees 30 minutes east 333 feet; thence south 23 degrees 200 feet; thence north 62 degrees 45 minutes west 303.5 feet; thence north 56 degrees west 247.5 feet; thence north 54 degrees west 263 feet; thence north 58 degrees 45 minutes west 219 feet to a stone; thence north 31 degrees 45 minutes east 236 feet to an iron pin in willow clump; thence north 38 degrees 15 minutes west 218 feet to an 8 inch sycamore; thence north 1 degree 30 minutes east 210 feet to a 24 inch ash; thence north 23 degrees east 1,195 feet, more or less, to the beginning containing 134.8 acres, more or less.

Included in the above described property but excluded from this conveyance is that portion of the above property conveyed to Kyle M. Barnes and wife, Mary V. Barnes by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 3832, page 630, said Register's office, and described as follows:

Land in the 8th Civil District of said County and State, described according to a survey made by Richard B. Omohundro, Surveyor,dated April 27, 1963, as follows:

Beginning at a hickory south 16 degrees 30 minutes east 323 feet from a 36 inch beech at the northwest corner of the property conveyed to Edward W. Upchurch and wife, by deed from Canada L. Brindly, of record in Book 2276, page 395, Register's Offices for said County, being also the northeast corner of the Granville L. Barnes property; thence south 87 degrees 15 minutes east 159.5 feet to an iron pin; thence south 4 degrees 50 minutes west 220 feet, more or less, to an 18 inch oak; thence south 23 degrees west 220 feet, more or less, to a 10 inch maple; thence north 78 degrees 45 minutes west 193.5 feet to an iron pin; thence north 28 degrees east 262.8 feet to a 16 inch elm; thence north 4 degrees west 148 feet to the beginning, containing 1.6 acres, more or less.

Being the same property conveyed to Michael F. Perkerson and wife, Dawn Perkerson by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 7746, page 996, Register's Office for Davidson, Tennessee.

EXHIBIT B

1. Property taxes for the current year, which hae been assumed by the Grantee.

2. All encumbrances and instruments affecting the property of record.

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