This Instrument Prepared By:
M. Thomas Taylor, Jr.,
Attorney at Law
339 Main Street
Franklin, Tennessee 37064

BOOK 9595PG693

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
James C. Cathey etux Linda Oneida Cathey 7309 Chester Rd. S.W. Fairview TN, 37062	Same	P/O 155 21

The parties have hereby expressly waived the performance of a title search, opinion letter or title insurance by the preparing attorney.

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00) cash in hand paid by grantees, the receipt of which is hereby acknowledged, I PRISCILLA SAWYER CATHEY, Grantor, by these presents do hereby quitclaim and convey unto JAMES C. CATHEY AND WIFE LINDA ONEIDA CATHEY Grantees, its successors and assigns, my interest in the following described property in Davidson County, Tennessee, to-wit:

> Being a tract of land shown on Property Map 155, Assessor's Office bounded in general by the Priscilla Cathey remainder on the north and east, and by Virginia Bass on the south and west, and lying off the south side of Poplar Creek Road, more particularly described as follows:
>
> Commencing at an iron pin set in the bed of Poplar Creek just south of the end of a culvert on the south side of Poplar Creek Road, said pin being the northeast corner of Carolyn Deal (Ref. Deed Book 3569, page 94, RODC, TN.); thence leaving Deal and with the south side of the road and a curve to the right having the following characteristics: delta = 04 deg. 34 min. 01 sec; radius = 2389.81 ft.; arc = 190.49 ft.; tangent = 95.29 ft.; chord = north 88 deg. 38 min. 27 sec. east 190.44 ft. to an iron pin set; thence leaving the road and with a new line, south 01 deg. 03 min. 21 sec. east 705.20 ft. to aniron pin set; thence north 86 deg. 04 min. 24 sec. west 125.14 ft. to an iron pin set, said pin being the true point of beginning for the herein-described tract; thence leaving this true point of beginning, and continuing with a new line, south 04 deg. 15 min. 06 sec. west 285.49 ft. to an iron pin set in a fence in Virginia Bass' north line (Ref. Deed Book 9353, page 994, RODC, TN); thence with Bass' north line, running generally with the fence, north 85 deg. 51 min. 48 sec. west 383.34 ft. to an existing iron rod at an iron stake fence corner; thence with the east line of a

second Virginia Bass tract, running generally east of the fence, north 04 deg. 15 min. 06 sec. east 284.08 ft. to an iron pin set; thence leaving Bass and with the south line of a 5.0 acre Cathey tract, south 86 deg. 04 min. 24 sec. east 383.35 ft. to the true point of beginning, containing 2.51 acres, more or less, according to a survey dated 11/15/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Included in favor of the above description is a 25 ft. ingress-egress and utility easement leading from Poplar Creek Road first through Carolyn Deal property, then second through a 5.00 acre tract and then through the remainder of Priscilla Cathey property to the above property described as follows:

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Beginning at a point in the center of Poplar Creek Road, thence leaving said road and running through Carolyn F. Deal's property (Ref. Deed Book 3569, page 94, RODC, TN.) S 07 deg. 04 min. 13 sec. W 49.65 ft. to a point; thence S 31 deg. 45 min. 48 sec. E 46.20 ft. to a point; thence S 04 deg. 54 min. 44 sec. E 99.35 ft. to a point in Deal's east line (located S 02 deg. 12 min. 23 sec. W 165.43 ft. from Deal's northeast corner); thence leaving Deal and running through a 5.00 acre tract S 04 deg. 54 min. 44 sec. E 75.26 ft. to a point; thence S 54 deg. 41 min. 51 sec. E 91.74 ft. to a point; thence S 24 deg. 48 min. 18 sec. E 102.67 ft. to a point; thence S 49 deg. 46 min. 24 sec. E 105.86 ft. to a point in the east line of said 5 acre tract (located N 01 deg. 03 min. 21 sec. W 245.72 ft. from the southeast corner of the 5 acre tract); thence running through the remainder of Priscilla Cathey property S 49 deg. 46 min. 24 sec. E 37.15 ft. to a point; thence S 12 deg. 57 min. 15 sec. E 96.43 ft. to a point; thence S 01 deg. 44 min. 33 sec. E 142.64 ft.; thence S 56 deg. 18 min. 36 sec. W 161.80 ft. to a point; thence N 86 deg. 04 min. 24 sec. W 48.29 ft. to a point in the above tract.

Being a portion of the same property conveyed to Priscilla Sawyer Cathey of record in Deed Book 1684, page 445, RODC, TN.

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

This is (X) unimproved ( ) improved property known as: _____.

WITNESS my hand on this 13 day of February, 1995.

Priscilla Sawyer Cathey
PRISCILLA SAWYER CATHEY

I, CLYDE V. CATHEY, being the spouse of PRISCILLA SAWYER CATHEY, executes this Deed and joins herein for the purpose of conveying any and all right, title and interest I may have in and to the above described real property and for no other purpose whatsoever.

Clyde V. Cathey
CLYDE V. CATHEY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared PRISCILLA SAWYER CATHEY ETVIR CLYDE V. CATHEY, the within named bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of February, 1995.

Joyce E. Hewitt
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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The actual value or consideration of this transfer is $ -0-.

James C. Cathey
AFFIANT

Sworn to and subscribed before me this 13TH day of February, 1995.

Joyce E. Hewitt
NOTARY PUBLIC

My Commission Expires:_____

MY COMMISSION EXPIRES SEPT. 16, 1995

34312
IDENTIF. & REFERENCE

95 FEB 15 AM 9:40

FELIX A. MILLER REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1926 02/14 0101 03CHECK 12.00