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

BOOK 9595 PG 698

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Peggy Green etvir Kenneth R. Green 8475 Poplar Creek Rd Rt 5 Nashville Tenn 37221	Same	P/O 155 21

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.

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

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 PEGGY GREEN ETVIR KENNETH R. GREEN 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, Assessors Office bounded in general by Carolyn Deal and Poplar Creek Road on the north, the Priscilla Cathey remainder on the east and south, and Virginia Bass and Carolyn Deal on the west, more particularly described as follows:
>
> Beginning 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 = N 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 an iron pin set; thence north 86 deg. 04 min. 24 sec. west, passing an iron pin corner of a 2.5 acre Priscilla Cathey tract at 125.14 ft., in all 508.49 ft. to an iron pin set near a fence in Virginia Bass' east line (Ref. Deed Book 9353, page 994, RODC, TN.); thence leaving the 2.5 acre tract and with Bass' east line, running generally with the fence, N 04 deg. 15 min. 06 sec. east 239.13 ft. to an existing iron rod, said rod being Deal's southwest corner, and being located S 05 deg. 47 min. 22 sec. west 33.11 ft.

from a reference iron pin; thence leaving Bass and with Deal's south line, north 84 deg. 28 min. 04 sec. east 249.01 ft. to an existing 1 inch iron pipe; thence north 82 deg. 46 min. 00 sec. east 23.10 ft. to an existing iron pin, Deal's southeast corner; thence with Deal's east line, north 02 deg. 12 min. 23 sec. east 400.66 ft. to the point of beginning, containing 5.00 acres, more or less according to a survey dated 11/15/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Harding Road, Franklin, Tennessee 37064.

The above tract is subject to a 25' ingress-egress and utility easement running through the west and east line of said property and serving a 2.51 acre tract located south of the said 5 acres, more particularly described as follows:

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Commencing at an iron pin located on the south margin of Poplar Creek Road, the northeast corner of Carolyn Deal (Ref. Deed Book 3569, page 94, RODC, TN.) thence leaving said road and with Deal's east line S 02 deg. 12 min. 23 sec. W 165.43 ft. to the point of intersection with the center of a 25 ft. ingress-egress and utility easement for a 2.51 acre tract; thence leaving Deal and with the center of said easement 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 located in the east line of the above property (located N 01 deg. 03 min. 21 sec. W 245.72 ft. from the said southeast corner).

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 EVTIR 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. Hulett
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 16, 1995

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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

Peggy Green
AFFIANT

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

Joyce E. Hulett
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 16, 1995

PICK-UP

34314
IDENTIF. & REFERENCE

95 FEB 15 AM 9:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1928 02/14 0101 03CHECK 12.00