BOOK 10431 PG 742

This instrument prepared by
Todd E. Panther
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

Address New Owner as follows:	**Send tax bills to:**	**Map-Parcel:**
George Allen Peay **1559 Bell Road** **Nashville, TN 37211**	**New Owner**	**Map 162** **Parcel 070**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Albert Driver,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **George Allen Peay,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See attached Exhibit A

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 24TH day of APRIL, 1997

Charles Albert Driver
Charles Albert Driver

02298782
IDENTIF. & REFERENCE

97 APR 28 PM 4:11
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

4346 04/28 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Albert Driver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 24th day of April, 1998.

Notary Public

My Commission Expires: My Commission Expires July 28, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 24th day of April, 1998.

NOTARY PUBLIC

My commission expires:

My Commission Expires July 28, 1998

EXHIBIT "A"

BEING a certain parcel of land located in the 31st Coucilmanic District of Nashville-Davidson County, Tennessee (the old 5th Civil District); and being more particularly described as follows:

BEGINNING at an iron rod situated north 02° 48', east 3.00 feet from the northerly margin of Bell Road (42' from the centerline); said iron rod located in the easterly boundary of Parcel 3 of the Charles R. Wilkerson Estate as recorded in Book 5623, page 425, Register's Office of Davidson County, Tennessee; said iron also being the northwest corner of the property conveyed to the State of Tennessee by Pauline Wilkerson Peay as evidenced in Book 7771, page 949, said Register's Office;

Thence, leaving the State of Tennessee property and with the said boundary line of Parcel 3 generally with a fence line north 03° 48' east, 342.26 feet to an iron rod situated in the southerly margin of Benzing Road (15' from the Centerline);

Thence, leaving the boundary of Parcel 3 and along the said margin of Benzing Road and with a curve to the left having a radius of 944.926 feet an arc length 173.53 feet (chord = S 82° 54' 03" E 173.28') to a point;

Thence, south 88° 09' 42", east 57.58 feet to an old iron rod; said iron rod being the northwest corner of the Charles A. Driver and George A. Peay property as recorded in Book 9401, page 206, Register's Office of Davidson County, Tennessee;

Thence, leaving the said margin of Benzing Road and along the westerly boundary line of the Driver/Peay property south 02° 07' 05", west 138.58 feet to an old iron rod the southwest corner of the Driver/Peay property;

Thence, with the southerly boundary line of Driver/Peay south 89° 23' 42", east 160.15 feet to an old iron rod; said iron rod being the southeast corner of the said Driver/Peay property, the southwest corner of the Claire J. Baker property as recorded in Book 7811, page 653, said Register's Office, and the northwest corner of Parcel 2 of the Charles R. Wilkerson Estate as recorded in Book 5623, page 425, Register's Office of Davidson County, Tennessee;

Thence, leaving the said Driver/Peay property and the said Claire Baker property and along the westerly boundary line of Parcel 2 and generally with a fence line south 07° 21' 15", west 195.23 feet to an iron rod; said iron rod being north 07° 21' 15", east 1.00 feet from the aforementioned margin of Bell Road; said iron rod also being the northeast corner of the aforementioned State of Tennessee property;

Thence, with the northerly boundary line of the State of Tennessee property north 87° 41' 05", west 376.76 feet to the POINT OF BEGINNING.

Containing 2.435 Acres (106,044 square feet).

Being the same property known as Parcels 2, 3 & 4 conveyed to Pauline Wilkerson Peay by Charles R. Wilkerson as evidenced in Book 5623, page 414 Register's Office of Davidson County, Tennessee.