BOOK 10538 PG 604

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. PERKERSON, P. O. Box 101013, Nashville, TN 37224

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Shirley J. Perkerson	Shirley J. Perkerson	89-17
(NAME)	(NAME)	
1203 Canterbury Drive	1203 Canterbury Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Michael F. Perkerson, by these presents do hereby quitclaim and convey unto Shirley J. Perkerson, her successors and assigns, all my right, title and interest in and to the following described tract of land:

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.

7572 07/22 0101 CASHIER 17.00

0329106
IDENTIFICATION REFERENCE

97 JUL 22 PM 3:20
DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 21st day of July, 1997

Affiant Michael F. Perkerson

My commission expires: 3/27/99 (Affix Seal)

Notary Public Linda F. Cruthirds

NOTARY PUBLIC

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

Witness my hand this 21st day of July, 1997 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael F Perkerson

Michael F. Perkerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Linda G. Anastasi, a Notary Public in and for said County and State, Michael F. Perkerson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 1997.

Linda G. Anastasi Notary Public

Commission expires 3/27/99

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ _____the within named bargainor, a corporation, and that ___he as such _____,being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

Michael F. Perkerson
AND
TO:
Shirley J. Perkerson

Madison Title Company
The Gallery at Rivergate
2021 Gallatin Road North
Suite 132
Madison, Tennessee 37115
Phone: (615) 859-7930
Fax: (615) 859-7934

EXHIBIT A

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 by Quit Claim Deed from Dawn Perkerson of record in Book 9402, page 813, Register's Office for Davidson County, Tennessee.