THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas E. Walker, et ux 2037 Edgar Dillard Road Greenbrier, TN 37073	Same as New Owner	Map 20 Parcel 14

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between THOMAS E. WALKER and wife, DIANE B. WALKER, hereinafter referred to as the "GRANTORS", and THOMAS E. WALKER and wife, DIANE B. WALKER, hereinafter referred to as the "GRANTEES";

1494 11/24 0101 03CHECK 12.00

WITNESSETH:

WHEREAS, by Deed of record in Book 8698, page 59, Register's Office for Davidson County, Tennessee, James E. Brown, unmarried, conveyed to Thomas E. Walker and wife, Diane B. Walker, two tracts or parcels of land in Davidson County, Tennessee--Tract 1 containing .69 acres, more or less, and Tract 2 containing 12-½ acres, more or less, reserving in the GRANTOR, James E. Brown, a life estate in Tract 2 of the subject property and subject to a life estate reserved in Bobby Nash; and,

WHEREAS, Bobby Nash is now deceased and James E. Brown conveyed his life estate to the said Thomas E. Walker and wife, Diane B. Walker, by Deed of record in Book 8889, page 192, said Register's Office; and,

WHEREAS, said Thomas E. Walker and wife, Diane B. Walker, conveyed to Hidden Falls Resort, LLC, a limited liability company, a part of the said property containing 12.87, more or less by Deed of record in Book 10309, page 89, said Register's Office; and,

WHEREAS, a survey by Ray G. Cole, Registered Land Surveyor, License No. 924, dated December 10, 1996, revealed that the aggregate of the two tracts conveyed to Thomas E. Walker and wife, Diane B. Walker, was 14.79 acres rather than 13.19, as originally shown on the deeds from James E. Brown to Thomas E. Walker and wife, Diane B. Walker, as recited above; and,

WHEREAS, the conveyance by Thomas E. Walker and wife, Diane B. Walker, to Hidden Falls Resort, LLC of record in Book 10309, page 89, said Register's Office, left a tract of land containing 1.92 acres, more or less, still vested in Thomas E. Walker and wife, Diane B. Walker; and,

WHEREAS, the parties desire to describe and set forth for record the real property retained by them.

NOW, THEREFORE, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS E. WALKER and wife, DIANE B. WALKER, the GRANTORS, have this day bargained, sold and quitclaimed unto THOMAS E. WALKER and wife, DIANE B. WALKER, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin set near the westerly margin of Lake Road, a corner to Thomas E. Walker, and being the most westerly point of this tract; thence, with said Walker, North 31 deg. 25' 14" East for a distance of 61.00 feet to a point in the center of said road; thence, with the center of said road, North 40 deg. 05' 25" East for a distance of 200.00 feet to a point in the center of said road; thence, with the center of said road, North 58 deg. 00' 14" East for a distance of 200.00 feet to a point; thence, North 47 deg. 01' 04" East for a distance of 225.00 feet to a point; thence, North 54 deg. 31' 04" East for a distance of 300.00 feet to an iron pin set; thence, North 53 deg. 01' 04" East for a distance of 200.00 feet to an iron pin set in the northerly margin of said Lake Road; thence, with said road, North 39 deg. 46' 04" East for a distance of 240.00 feet to an iron pin set; thence, continuing with said road, North 50 deg. 16' 04" East for a distance of 65.00 feet to an iron pin set in the northerly margin of said Lake Road; thence, with the center of said road for the next six calls as follows: South 40 deg. 08' 01" West for a distance of 107.71 feet to a point; thence, South 38 deg. 27' 17" West for a distance of 261.29 feet to a point; thence, South 45 deg. 41' 22" West for a distance of 87.86 feet to a point; thence, South 48 deg. 17' 09" West for a distance of 841.23 feet to a point; thence, South 56 deg. 49' 49" West for a distance of 54.56 feet to a point; thence, South 64 deg. 25' 21" West for a distance of 124.37 feet to a point in the center of said road; thence, North 72 deg. 47' 23" West for a distance of 22.80 feet to the beginning. Said property contains 1.92 acres, more or less.

BEING a part of the same property conveyed to Thomas E. Walker and wife, Diane B. Walker, by deed from James E. Brown, unmarried, of record in Book 8698, page 59, Register's Office for Davidson County, Tennessee, subject to the life estates retained by Bobby Nash and James E. Brown in parts of the said property; and, Bobby Nash is now deceased and James E. Brown conveyed his life estate to the GRANTORS by deed of record in Book 8889, page 192, said Register's Office.

The foregoing description was prepared from a survey dated December 10, 1996 by Ray G. Cole, Registered Land Surveyor, No. 942.

The said property is unimproved property.

The said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

Thomas E. Walker
THOMAS E. WALKER

Diane B. Walker
DIANE B. WALKER

STATE OF TENNESSEE }
COUNTY OF ROBERTSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. WALKER and wife, DIANE B. WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of Nov., 1997.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF ROBERTSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Thom E Walker
AFFIANT

Sworn to and subscribed before me this the 23rd day of Nov., 1997.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

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RECEIVED FOR RECORD
DANIEL E. BRANDON, CLERK
BY: [illegible] D.C.
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