THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

Instr:200003100025120 Page: 1 OF 7
REC'D FOR REC 03/10/2000 2:19:05PM
RECORD FEE: $30.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO	MAP & PARCEL No.
1709 Windover Drive	**SAME**	**MAP 69-11, PARCEL 23**
Nashville, Tennessee 37218		**MAP 47-00, PARCEL 54**
		MAP 47-00, PARCEL 70
		MAP 104-8, PARCEL 393
		MAP 69-11, PARCEL 20
		MAP 92-10 PARCEL 188
		MAP 81-6, PARCEL 347
		MAP 92-10, PARCEL 187
		MAP 57-00, PARCEL 41
		MAP 4700, PARCEL 42 & 66
		MAP 47-10, PARCEL 40, 45,60

STATE OF Tennessee
COUNTY OF Davidson

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

Charlotte Rose Walker
Affiant

Subscribed to and sworn before me this 14th day of January, 2000 ~~1999~~.

KAREN D. SOUTHALL NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires July 22, 2000

Karen D Southall
Notary Public

My Commission Expires: _____

KNOW ALL MEN BY THESE PRESENTS that **CHARLOTTE ROSE WALKER**, for valuable consideration, hereby conveys and forever quitclaims unto **CHARLOTTE ROSE WALKER, MAXINE WALKER GIDDINGS, MATTHEW WALKER, JR., and DANIEL PHILLIP WALKER, as Trustees of the CHARLOTTE ROSE WALKER LIVING TRUST**, and to their successors as Trustees, and assigns all of his rights, title and interest in a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT 1

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from H. H. Chitwood, Trustee, to Matthew Walker and wife, Alice Walker by deed of record in book 2401, page 169, Register's Office of Davidson County, Tennessee, and described as follows:

Being Lot No. 9 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, Page 79, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the easterly margin of Windover Drive, the common corner of Lots 9 and 10; thence with the line between said two lots, northeastwardly 392.8 feet to a point; thence southwestardly 400.37 feet to a point in the easterly margin of said Windover Drive; thence with the margin of the same, northwestwardly 224.38 feet to the beginning.

Being part of the property conveyed to H. H. Chitwood, Trustee, by deed from K. Gardner and wife, Eleanor

Gardner, of record in Book 2298, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2245, Page 363, said Register's Office.

Said property located at 1709 Windover Drive, Nashville, TN, 37218.

TRACT 2

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from J.T. Barnes and wife Effie May Barnes to Dr. Matthew Walker by deed of record in book 1975, page 186, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a stone in the center of a road called Hyde road, sycamore and beach pointers, it being my extreme western corner and runs with my north boundary, south 89 degs east 34½ poles to a stake 4¾ poles west of the stake marked on plat; thence due south 23½ poles to stake 1¼ poles eastward from the stake on my south boundary; thence with my south boundary 1¼ poles to said stake; thence north 41 degs west 6 poles; thence north 76 degs west 8 poles; thence north 52½ west 13 poles and then north 61 degs west 14 poles to the beginning, and containing two (2) acres more or less, and being the same property conveyed to us by Ollie Tucker, an unmarried man, by deed of record in book 1391, page 311, Register's Office of Davidson County, Tennessee.

TRACT 3

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Jas E. Covington to Dr. Matthew Walker by indenture of record in book 2029, page 589, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at an iron pipe located 20 feet west of a spike in a poplar stump on the northerly edge of Sulphur Creek Road, which is the approximate location of the destroyed beach of the original survey; then N. 85 deg. 45' W. for a distance of 1,100 feet to an iron stob located at the intersection of center lines of Sulphur Creek Road, a 42" corrugated metal culvert and a ditch; thence N. 36 deg. 30' E. for a distance of 1,840 feet; thence S. 87 deg. 15' E. for a distance of 105 feet to an oak and pointers of original survey; thence S. 3 deg. 45' W. for a distance of 1,501 feet to an iron pipe located on the northerly edge of Sulphur Creek Road, which is the point of beginning. Said tract of land containing 20.78 acres, more or less.

TRACT 4

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from John A. Reed and wife, Bessie Clark Reed, to Matthew Walker and wife, Alice J. Walker, by deed of record in book 2293, page 343, Register's Office of Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 61 on the Map of O. B. Hayes Plan of Large Lots, called Rokeby, of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Villa Place 100 feet north of the common corner of Lots Nos. 61 and 65, being the northwest corner of the lot conveyed to Pearl Clark, of record in Book 742, Page 183, said Register's Office; thence along Clark's northerly line easterly, parallel to the line between Lots Nos. 61 and 65, 159.39 feet to a point; thence northerly, parallel to Villa Place, 50 feet to the southeast corner of the lot conveyed to Joe D. Merrymon by deed of record in Book 802, Page 258, said Register's Office; then along Merrymon's south line westerly 159.39 feet to the easterly margin of Villa Place; thence with the margin of the same southerly 50 feet to the beginning.

Being the same property conveyed to John A. Reed and wife, Bessie Clark Reed, by deed from W. J. Danis and wife, of record in Book 1110, Page 639, said Register's Office.

Said property located at 1708 Villa Place, Nashville, TN, 37212.

TRACT 5

A parcel of land conveyed from Narciso H. Saavedra and wife, Princess P. Saavedra, H. H. Chitwood, Trustee, to Charlotte Rose Walker by deed of record in book 4435, page 314, Register's Office of Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot 20 on the Plan of Gardner's Gold Coast Subdivision as of record in Book 2133, Page 79, Register's Office for said County. Said Lot No. 20 fronts 120 feet on the southwesterly side of Windover Drive, and runs back 280 feet on the easterly line and 264.5 feet on the northwesterly line to a dead line which is a broken line on which it measures 260.5 feet.

Said property located at 1710 Windover Drive, Nashville, TN, 37218.

TRACT 6

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from the Woodie Barton Good Will Center, Inc., to Matthew Walker and wife, Alice Walker, by deed of record in book 1944, page 171, Register's Office of Davidson County, Tennessee, and described as follows:

Being Lots Nos. 43, 44 and 45 on the Plan of T. M. Steger's Second Subdivision of part of the Matthew Barrow property.

Said Lots Nos. 43, 44 and 45 adjoin and front together 150 feet on the south side of Craft Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Woodie Barton Goodwill Center, Inc., by deed from Ryland Knight and I. J. Van Ness and wife, of record in Book 658, Page 250, Register's Office for Davidson County, Tennessee.

Said property located at 508 31st Avenue, North, Nashville, TN, 37209.

TRACT 7

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Agnes Louise Pentecost Yaney to Matthew Walker and wife, Alice J. Walker by deed of record in book 4821, page 429, Register's Office of Davidson County, Tennessee, and described as follows:

BEING the east part of Lot No. 3 on the map of the subdivision of the Wesley Hyde property of record in Minute Book 66, page 15, in the Chancery Court at Nashville.

SAID part of said Lot No. 3 fronts 48 feet on the west side of 23rd Avenue, North, and runs back between parallel lines, as measured from the center line of 23rd Avenue, North, 150 feet to a dead line.

BEING the same property conveyed to Agnes Louise Pentecost Yaney, to her sole and separate use, by deed from H.M. Pentecost, of record in book 4334, page 990, Register's Office for Davidson County, Tennessee, but subject to the life estate reserved therein by the said H.M Pentecost; but said Pentecost being deceased, he having died on the 17th day of August, 1970.

This conveyance is made subject to the following. 1. Easement for sanitary sewers and/or storm drainage of record in book 4030, page 946, said Register's Office. 2. Rehabilitation notice as of record in book 4808, page 708, Register's Office for Davidson County, Tennessee, showing that the said dwelling on the property in question is unfit for human habitation. Also, by information sent to grantor, and made known to grantees, the Metropolitan Government for Nashville and Davidson County, Tennessee, has issued a notice requiring the repair or removal of the improvements erected on said property, on or before June 2, 1974, and as to all responsibility and liability of every kind concerning the repair or the removal of the said improvements are assumed by grantees, who take this property as is as far as the said improvements are concerned and hereby relieve grantor from any and all of the responsibility or liability under the ruling of the Metropolitan Government of Nashville and Davidson County, Tennessee, concerning the same.

Said property located at 2103 23rd Avenue, North, Nashville, TN, 37208.

TRACT 8

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from James B. McElrath and wife, Bernice McElrath to Matthew Walker and wife, Alice Walker by deed of record in book 2291, page 333, Register's Office of Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the map of T. M. Steger's Subdivision of part of the Pilcher-Barrow Lands, called T. M. Steger's Second Subdivision, not of record.

Said Lot No. 46 fronts 50 feet on the southerly side of Delaware Avenue, formerly Craft Street, and runs back between parallel lines, 150 feet to an alley, the westerly line of said lot being parallel with and 150 feet east of the easterly margin of 31st Avenue North.

Being the same property conveyed to James B. McElrath and wife, Bernice McElrath, by deed from William Joyce Ferrell and wife, of record in book 1727, page 510, Register's Office for said County.

Said property located at 3005 Delaware Ave, Nashville, TN, 37209.

TRACT 9

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from George P. Howell to Matthew Walker and wife, Alice J. Walker, by indenture of record in book 1577, page 189, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning on the north boundary line of W. C. Breedlove's land, in the center of a road, being Henry Stump's southeast corner, and running south 62-1/2 degrees east 50 poles; thence north 26 degrees east 10 poles to a persimmon tree; thence south 62-1/2 degrees east 15 poles to a point five poles southeast of a marked elm; thence north with N. O. Henderson's western line, 44 poles to a point in a wire fence, 5 poles northeast of rock and black oak pointer, at the V; thence south 66 degrees west 5 poles to said rock and black oak; thence north 52-1/2 degrees west 8 poles; thence north 38 degrees west 8 poles; thence north 30 degrees west 10 poles; thence north 62-1/2 degrees west 16-1/2 poles to a stone in Holt's corner; thence south 27 poles to a stone; thence north 86 degrees west 20 poles to a stone and double maple; thence south 14 degrees west 27 poles to the beginning, containing 18-1/2 acres, according to a survey thereof made in August, 1898 by W. W. Southgate, Surveyor.

Being same property conveyed to William N. Roop by deed from Edward Rosenbaum and wife, of record in Book 236, page 92, Register's office for said County.

TRACT 10

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Jno. B. Cobb to Dr. Matthew Walker by indenture of record in book 2024, page 013, Register's Office of Davidson County, Tennessee, and described as follows:

Land in the 23rd Civil District of Davidson County; Being Lot No. 2 according to the survey of W.Z. Hitt, October 25, 1889.

Beginning at a stake in the original west boundary, the northwest corner of Lot No. 1; thence south 87 deg. east 51 poles to a stake, the northeast corner of Lot No. 1; thence north 2½ deg. east 31.43 poles to a stake, a corner of Lot No. 3; thence 87 deg. west 50.81 poles to a stake in the original boundary line, and with the same south 2½ deg. west 31.43 poles to the point of beginning, and containing 10 acres, more or less.

Being the same property conveyed to George Powell by deed from John Drake, Jr., et al, of record in book 341, page 404, Register's Office for Davidson County, Tennessee.

TRACT 11

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from George P. Howell to Matthew Walker and wife, Alice J. Walker, by indenture of record

in book 1577, page 189, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning on the north boundary line of W. C. Breedlove's land, in the center of a road, being Henry Stump's southeast corner, and running south 62-1/2 degrees east 50 poles; thence north 26 degrees east 10 poles to a persimmon tree; thence south 62-1/2 degrees east 15 poles to a point five poles southeast of a marked elm; thence north with N. O. Henderson's western line, 44 poles to a point in a wire fence, 5 poles northeast of rock and black oak pointer, at the V; thence south 66 degrees west 5 poles to said rock and black oak; thence north 52-1/2 degrees west 8 poles; thence north 38 degrees west 8 poles; thence north 30 degrees west 10 poles; thence north 62-1/2 degrees west 16-1/2 poles to a stone in Holt's corner; thence south 27 poles to a stone; thence north 86 degrees west 20 poles to a stone and double maple; thence south 14 degrees west 27 poles to the beginning, containing 18-1/2 acres, according to a survey thereof made in August, 1898 by W. W. Southgate, Surveyor.

Being same property conveyed to William N. Roop by deed from Edward Rosenbaum and wife, of record in Book 236, page 92, Register's office for said County.

TRACT 12

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Annie Cato Summers, Lucille Cato Easley, Lee Cato Easley, and Ruby Cato Allison to Dr. Matthew Walker and wife, Alice J. Walker by deed of record in book 1788, page 149, Register's Office of Davidson County, Tennessee, and described as follows:

Being Lots Nos. 1 & 3 on the unrecorded Plan of the John Drake Lands, in the 13th Civil District of said County, and described according to survey made by W. Z. Hitt, on October 25, 1889, as follows:

Lot No. 1 is described as beginning at a stake in a hollow, at the southwest corner of the original Drake Tract; thence along the south line of said tract, south 89 degs. east 51 poles, to a stake; thence north 2½ degs. east 20 poles to a stake in the south line of the Smith 10-Acre Claim; thence along the line of said Smith tract, as follows: North 89 degs. west 40 poles to a stake, north 2½ east 40 poles to a stake, and south 87 degs. east 40 poles to a stake; thence leaving Smith's line, north 2½ degs. east 5.8 poles to a stake, the southeast corner of Lot No. 2 conveyed to George Powell by deed of record in book 341, page 404, Register's Office for said County; thence along the south line of Lot 2, north 87 degs. west 51 poles to a stake in the original west line of the Drake tract; thence along said line, south 2½ degs. west 67.58 poles to the beginning, containing 11.25 acres, more or less. Lot No. 3 is described as beginning at the northwest corner of Lot 2 above mentioned; thence with the north line of said lot, south 89 degs. east 50.8 poles to a stake near a house; thence north 2½ degs. east 75/100 poles; thence south 87 degs. east 9 poles to the southeast corner of Lot 3; thence north 2½ degs. east 18.16 poles; thence north 87 degs. west 59.6 poles to a point in the original west line of the Drake tract; thence along said line, south 2½ degs. west 18.71 poles to the beginning, containing 7.5 acres, more or less. Being same property conveyed to Mary Cato by deed from

Price Cato, of record in book 454, page 282, said Register's Office.

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

WITNESS my hand this 14th day of ~~December,~~ January 2000 ~~1999.~~

Charlotte Rose Walker
CHARLOTTE ROSE WALKER

State of Tennessee)
)
County of Davidson)

On this 14th day of ~~December, 1999~~ January 2000, before me personally appeared Charlotte Rose Walker, to me known to be the person described herein or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

In witness whereof, I have hereunto set my hand and seal this 14th day of January, ~~1999~~ 2000.

Karen D Southall
Notary Public

KAREN D. SOUTHALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires July 22, 2000

My Commission Expires: _____