This Instrument prepared by:
G. Dennis Jinkerson
Haynes & Freeman
140 North Main Street
Goodlettsville, Tennessee 37070

Map - Parcel Numbers -
Map Number: 98
Parcel: 38.01

◀ *QUITCLAIM DEED* ▶

THIS INDENTURE, made this 2 **day of April, 2001**, by and between **RUBY LUE WALKER,** unmarried, of Davidson County, Tennessee **(hereinafter First Party)** and

CAROLYN D. CANFIELD of Davidson County, Tennessee, **(hereinafter Second Party).**

WITNESSETH: That the said First Party, **RUBY LUE WALKER,** unmarried, of Davidson County, Tennessee, for the consideration of love and affection, and for and in consideration of the sum of **ONE DOLLAR ($1.00)** to her in hand paid by the said Second Party, **CAROLYN D. CANFIELD** of Davidson County, Tennessee, the receipt and adequacy of which considerations are hereby acknowledged, has bargained, sold, remised, released and **QUITCLAIMED** and does hereby bargain, sell, remise, release and **QUITCLAIM** unto the said **CAROLYN D. CANFIELD**, in fee simple, her successors and assigns, expressly reserving unto **RUBY LUE WALKER** a life estate, the entirety of any and all right, title and interest which First Party may have in the following described premises, to wit:

A certain tract or parcel of land situate, lying and being in the 4th Civil District of Davidson County, State of Tennessee and being a part of the John Cook Lands as of record in Book 45, Page 765 and 766 in the Office of the Davidson County Register of Deeds and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and shown as Tract No. 7 on said survey, described as follows, to wit:

> **BEGINNING at a point in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 6; thence north 2 deg. 30' east, 946.7 ft to an iron pin; thence south 85 deg. 10' east, 150.4 ft to an iron pin; thence south 2 deg. 30' west, 857.0 ft to an iron pin in the northerly margin of John Hager Road; thence in a southwesterly direction along the northerly margin of John Hager Road, 171.3 ft to the point of beginning and containing 3.1 acres, more or less.**
>
> **BEING the same property conveyed to WILLIS G. MCCARTER and wife, AMIE L. MCCARTER via deed from ROBERT E. BAKER, Trustee, of record in Book 3676, Page 314 at the Register's Office for Davidson County, Tennessee. The said AMIE L. MCCARTER died September 1, 1997.**
>
> **BEING the same property conveyed to RUBY LUE WALKER via *Quitclaim Deed* from WILLIS G. MCCARTER of record in Book 10921, Page 877 at the Register's Office for Davidson County, Tennessee.**
>
> **THIS property is improved by a dwelling house standing thereon and is known as 5058 John Hagar Road, Hermitage, Davidson County, Tennessee.**

This conveyance is subject to a TVA easement of record in Book 1255, Page 347 at the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a restriction that if a residence is constructed on said property, it must contain at least 600 sq. ft. of livable floor area.

This conveyance is subject to any and all other applicable reservations, restrictions, easements and assessments of record at the Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the First Party has hereunto set her hand and seal the day and year above first written.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

WITNESS _____ **WITNESS** _____

Davidson County DEEDQC
Recvd: 04/03/01 14:17 2pgs
Fees:10.00 Taxes:0.00

20010403-0032213

Ruby Lue Walker
RUBY LUE WALKER, First Party and Grantor

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, RUBY LUE WALKER, the within named First Party and Grantor with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in the aforesaid county, this 2nd **day of APRIL, 2001.**

Judy Callis
NOTARY PUBLIC
My commission expires: 3/27/04

OWNER:

Carolyn D. Canfield
CAROLYN D. CANFIELD, Grantee and Second Party
5058 John Hager Road
Hermitage, TN 37202-0321

RESPONSIBLE TAXPAYER:

Carolyn D. Canfield
CAROLYN D. CANFIELD, Grantee and Second Party
5058 John Hager Road
Hermitage, TN 37202-0321

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STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

I do hereby swear that the actual consideration or value whichever is greater, for this transfer is $ - 0 -.

Ruby Lue Walker
RUBY LUE WALKER, Grantor and First Party

Subscribed and sworn to before me this 2nd **day of APRIL, 2001.**

Judy Callis
Notary Public
My commission expires: 3/27/04