This Instrument Was Prepared By:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 05/09/12 16:04 5 pgs
Fees:27.00 Taxes:0.00
20120509-0040304

Address of New Owner:	Send Tax Bills to:	Map &Parcel:
William G. Walden & Pamela N. Walden 8153 Poplar Creek Rd. Nashville, TN 37221	same	Part of 155 00 0 073.00

DEED OF PARTITION

KNOW ALL MEN BY THESE PRESENTS that we, **William G. Walden and wife, Pamela N. Walden**, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of dividing the property owned by us known as Lot 2 of the D.G. Walden Subdivision per plat thereof recorded in Book 6250, page 409, Register's Office of Davidson County, Tennessee, we do hereby grant and quitclaim unto ourselves, **William G. Walden and wife, Pamela N. Walden**, our heirs and assigns, our entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

> Bounded in general by Poplar Creek Road on the north; Lot 2 of D.G. Walden Subdivision and Allens Green Subdivision on the east; J. Robertson on the south; Poplar Wood Section One and William Walden's 5.01 acre tract on the west, more particularly described as follows:
>
> Commencing at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence with the south right of way of Poplar Creek Road with a curve to the right having the following characteristics: Delta = 10° 48' 53"; Radius = 674.20'; Arc = 127.26'; Tangent = 63.82'; Chord = N 73° 29' 12" E 127.07' to an iron pin set this survey, the true point of beginning for the following described tract: thence with the south side of Poplar Creek Road with a curve to the right having the following characteristics: Delta = 16° 45' 21"; Radius = 674.20'; Arc = 197.17'; Tangent = 99.29'; Chord = N 87° 16' 20" E 196.47' to a point in the west line of Lot 2 of D.G. Walden Subdivision (Plat Book 6250, Page 409, RODC); thence leaving Poplar Creek Road

and with the west and south lines of said Lot 2, S 08° 48' 56" E 339.25' to an existing iron pin; thence N 81° 11' 17" E 261.52' to a point in the west line of Allen's Green Section One (Ref. Plat Book 7900, Page 632, RODC); thence with the west line of Allen's Green S 08° 36' 40" E 1152.53' to an existing iron pin, the northeast corner of J. Robertson (Ref. Deed Book 11504, Page 273, RODC); thence with Robertson's north line S 67° 29' 21" W 146.02' to a 6" Poplar in a fence; thence S 82° 48' 51" W 392.74' to a point in the east line of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence with the east line of Poplar Wood Subdivision N 04° 50' 01" W 496.96' to an existing concrete monument, the southwest corner of William Walden's 5.01 acre tract; thence with the 5.01 acre tract's south and east line N 84° 53' 25" E 249.89' to an iron pin set; thence N 15° 25' 27" W 701.99' to an iron pin set; thence N 08° 42' 49" W 197.94' to an iron pin set; thence S 73° 47' 28" W 100.00' to an iron pin set; thence N 16° 12' 32" W 175.49' to the true point of beginning, containing 11.49 acres, more or less, and being the remainder of William G. Walden and Pamela N. Walden Property as recorded in Instrument No. 20110523-0039334 and being a portion of Lot 1 Walden Subdivision as recorded in Plat Book 6250, page 409, Register's Office according to a compiled survey of deeds and field location by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated July 15, 2011.

The above tract is subject to all easements, restrictions, covenants of record.

The above tract is being conveyed subject to a 20' ingress-egress easement running from Poplar Creek Road, along an existing paved drive to the east line of William Walden's 5.01 acre tract described as follows:

Commencing at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence N 77° 43' 05" E 225.77' to the point of beginning on the south R.O.W. of Poplar Creek Road for the following described 20' ingress-egress easement: thence leaving Poplar Creek Road and with the center of said 20' easement for the following 4 calls to point: S 15° 33' 41" E 69.49'; S 01° 57' 01" W 41.64'; S 14° 16' 53" W 31.03'; S 62° 38' 44" W 69.99' to a point in the east line of William Walden's 5.01 acre tract.

The above easement is for the benefit of the property described in Instrument No. #20120509-0040303, RODC, TN.

Being a portion of the property conveyed to Pamela N. Walden by quitclaim deed from William G. Walden for the purpose of creating an estate by the entireties of record in Instrument No. 20110523-0039334, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of May, 2012.

William G. Walden
WILLIAM G. WALDEN

Pamela N. Walden
PAMELA N. WALDEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, William G. Walden and wife, Pamela N. Walden, 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, at Franklin, Tennessee, this 9th day of May, 2012.

Thomas N. Jones
NOTARY PUBLIC

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-6-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

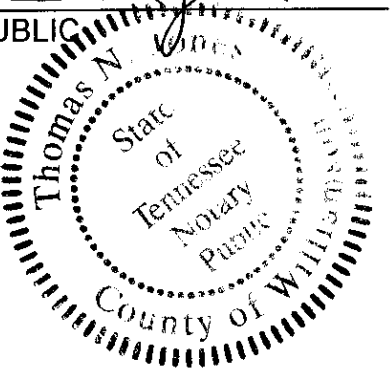
The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on this 9th day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 7-6-15



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

