FILE BOX 38

This instrument prepared by:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

BOOK 6787 PAGE 505

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map: 84-14
James Steven Sheehan	Bailey Mortgage Co.	Parcel: 200
228 Dellrose Drive	P. O. Box 1839	
Nashville, TN 37214	Jackson, MS 39205	

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Robert C. Sheehan and wife, Betty B. Sheehan (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto James Steven Sheehan and wife, Darlus F. Sheehan, all of their right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 68, on the Map of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 68 fronts 80 feet on the west side of Dellrose Drive and runs back between lines 175.1 feet on the south line and 180.8 feet on the north line which is a broken line, to a dead line in the rear on which it measures 56.1 feet.
>
> BEING the same property conveyed to Robert C. Sheehan and wife, Betty B. Sheehan from Robert C. Sheehan, Jr., and wife, Gale T. Sheehan, by deed of record in Book 4990, page 185, and 1/2 interest conveyed to James Steven Sheehan and wife, Darlus F. Sheehan from Robert C. Sheehan and wife, Betty B. Sheehan by deed of record in Book 6750, page 745, Register's Office for Davidson County, Tennessee.

This is improved property known as 228 Dellrose Drive, Nashville, Tennessee 37214.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of February, 1986.

Robert C. Sheehan
ROBERT C. SHEEHAN

Betty B. Sheehan
BETTY B. SHEEHAN

32/84 7.75 93

IDENTIFICATION REFERENCE

FEB 24 8 17 AM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert C. Sheehan and Betty B. Sheehan, the bargainors, 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 at Nashville, Tennessee, this 20th day of February, 1986.

Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $20,000.00 and no other monetary consideration.

Affiant

Sworn to and subscribed before me
this 20th day of February, 1986.

Notary Public

My Commission Expires: 1-10-89

RETURN TO: First Title & Escrow Co.
P.O. Box 926
Brentwood, TN 37027-0936

(FILE BOX 38)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CONT.	
			55.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	55.50-
6555A02/24/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5 9 3

IDENTIFICATION REFERENCE

FEB 24 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221040