PREPARED BY:
Grissim and Hodges
323 Union Street
Nashville, TN 37201
(615) 255-7496

QUITCLAIM DEED

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NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Billie R. and wife, Barbara I. Chapman 309 Bowwood Drive Nashville, TN 37217	Same	Map 119-6 Parcel 31

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) we, James H. Chapman and Mildred C. Hahn, by these presents do hereby quitclaim and convey unto Billie R. Chapman and wife, Barbara I. Chapman their successors and assigns, the following described tract or parcel of land, to-wit:

Being Lot No. 88 on the Map of Sterling Heights, Section 3, as of record in Book 1424, page 113, Register's Office for said County.
Said Lot No. 88 fronts 75 feet on the south side of Peachtree Street, and runs back between lines, 161.1 feet on the east line and 161.4 feet on the west line to a dead line in the rear on which it measures 75 feet thereon.

Being the same property conveyed to Mary Geren (now deceased)by deed of record in Book 4747, page 868 Register's Office for Davidson County, Tennessee, and inherited by the grantors and Billie R. Chapman as next of kin.

This conveyance is made subject to Restrictive Covenants of records in Book 1728, page 541, and a 60 foot minimum building setback line from Peachtree Street, and a 10 foot easement for public utilities along the rear line of lot, as shown in Book 1424, page 113, Register's Office for said County.

This is improved property known as 91 Peachtree Street.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of February, 1986.

James H. Chapman

Mildred C. Hahn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Chapman and Mildred C. Hahn, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 1986.

BARBARA I. CHAPMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Barbara I. Chapman
NOTARY PUBLIC
My Commission expires: 4-20-86

CASH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS
$ 0 (none)
Barbara L. Chapman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF March 1986.
B Edwards
Deputy Register

81406

IDENTIFICATION REFERENCE

MAR 7 12 58 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN