THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys at Law
177 East Main Street, Hendersonville, TN 37075

Map 43-7
par 83 MD

QUITCLAIM DEED

BOOK 6830 PAGE 804

FROM: NAT S. VANCE and
TINA L. VANCE

TO: Woodrow R. Keen and wife
Janice H. Keen

SEND TAX BILLS TO:

316 Archwood Drive
Madison, TN 37115

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, including the assumption by the Grantees of a Note and Deed of Trust of record in Book 6285, page 922, Register's Office for Davidson County, Tennessee, in favor of James M. Balthrop, Trustee, by and on behalf of James R. Cook and wife, Betty W. Cook, the receipt of which is hereby acknowledged, NAT S. VANCE and TINA L. VANCE, Grantors, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto ~~Woodrow R. Keen and wife, Janice H. Keen~~ all their estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 54 on the Plan of Archwood Acres, Section 1, of record in Book 2133, page 120, Register's Office for Davidson County, Tennessee. Beginning on the northeasterly margin of Archwood Drive at the common corner of Lots 53 and 54; thence with a line between said two lots northeasterly 365.41 feet; thence South 26 degrees 28' East 127 feet; thence South 2 degrees 01' West 25 feet to the common corner of Lots 54 and 55; thence with a line between said two lots southwesterly 346.01 feet to the northeasterly margin of said Archwood Drive; thence with same northwesterly 91 feet to the beginning.

BEING the same property conveyed to Nat S. Vance and wife, Tina L. Vance, by deed from James R. Cook and wife, Betty W. Cook, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4 day of April, 1986.

Nat S. Vance
NAT S. VANCE

Tina L. Vance
TINA L. VANCE

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NAT S. VANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 4th day of April, 1986.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared TINA L. VANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 10th day of March, 1986.

Jerry E. McCathern
NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mrs Woodrow R Keen
AFFIANT

Sworn to and subscribed before me, this 10th day of March, 1986.

Jerry E. McCathern
NOTARY PUBLIC

My Commission Expires: 1/19/88

IDENTIFICATION REFERENCE

APR 16 2 14 PM '86
FELIX E. YOUNG, REGISTER
DAVIDSON COUNTY, TN

92152