This instrument prepared by
Donald S. Caulkins
Attorney at Law
125 Third Avenue North, Franklin, Tennessee, 37064

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Address of owner:	Address of property:	Send tax bills to:
Ronnie Drake 322-A Oriel Avenue Nashville, TN 37210	* 324 Oriel Ave. **Wickson Ave. Nashville, TN	Ronnie Drake 322-A Oriel Ave. Nashville, TN 37210

Map-Parcel Nos.	Name of Mortgagee:
* 119-1, Parcel 313 **119-1, Parcel 314	None

QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby expressly acknowledged, I, RONALD A. HINSON, do hereby transfer, set over, convey, and quitclaim unto RONNIE DRAKE my undivided one-half interest in and to the following described property lying and being located in Davidson County, Tennessee:

* Map 119-1, Parcel 313:

BEING the southerly 50 feet of Lot No. 97 on the map of Overhill City and W. H. Fox's Subdivision of certain blocks, on the map of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said county. Said part of Lot No. 97 fronts 67 feet on the northerly side of Oriel Street and runs back between parallel lines with the easterly margin of Wickson Avenue, 50 feet to a dead line.

**Map 119-1, Parcel 314:

Being the northerly 100 feet of Lot No. 97 on the Map of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries Subdivision as of record in Book 332, page 21, Register's Office for said County. Said part of Lot No. 97 fronts 100 feet on the easterly side of Wickson Avenue and extends back between parallel lines with the southerly margin of an alley 67 feet to a dead line.

Being the same property conveyed to Ronnie Drake and Ronald A. Hinson in equal shares as tenants in common, by deed of Verlie Haley of record in Book 6443, page 752, Register's Office of Davidson County, Tennessee.

And I, NANCY HINSON, wife of RONALD A. HINSON, join in the execution of this instrument for the purpose of transferring and conveying any right, title, and interest I may have in said property by virtue of my marital rights or otherwise.

IN WITNESS WHEREOF we have hereunto set our hands this the 27 day of August, 1986.

Ronald A. Hinson
RONALD A. HINSON

Nancy Hinson
NANCY HINSON

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STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RONALD A. HINSON and wife, NANCY HINSON, the within named bargainors, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 27 day of August, 1986.

NOTARY PUBLIC

My commission expires:
THOMAS A. MOSIER
Notary Public, State of Tn. at Large
My Commission Expires May 29, 1989

STATE OF TENNESSEE §
§
COUNTY OF ~~WILLIAMSON~~ Davidson §

The actual value or consideration, whichever is greater, for this transfer is $6,000.00.

AFFIANT

~~SWORN~~ to and subscribed before me on this the 27 day of August, 1986.

NOTARY PUBLIC

My commission expires:
THOMAS A. MOSIER
Notary Public, State of Tn. at Large
My Commission Expires May 29, 1989

40625

IDENTIFICATION REFERENCE

SEP 10 12 34 PM '86

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

MAIL ENVL.

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

6000.00- CAMT.
16.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 23.30-
0275A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40625

IDENTIFT REFERENCE

SEP 10 12 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 293130