This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201
Return to Box 21

QUITCLAIM DEED

BOOK 7038 PAGE 431

ADDRESS NEW OWNER:	NAME OF MORTGAGEE	MAP/PARCEL NO.:
B and B Properties P. O. Box 158989 Nashville, TN 37215	Deposit Guaranty Mortgage Co. 2000 E. Capitol St. P. O. Box 1193 Jackson, Ms. 39215-1193	Map 142-0 Parcel No. 95

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM E. BINGHAM and FRED R. BIRDWELL d/b/a B and B Properties, A Partnership, do by these presents quitclaim, transfer and convey unto B and B PROPERTIES, a Tennessee General Partnership, its successors and assigns, all of their right, title and interest in and to the property described in Exhibit "A" attached hereto and incorporated herein by reference.

Marianne Bingham and Dolores Birdwell, wives of the Grantors, join herein for the purpose of conveying to the Grantees and relinquishing any marital interest, whether by way of widow's elective share, homestead or otherwise, which they may now or hereafter have in the Property.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 11th day of November, 1986.

WILLIAM E. BINGHAM

MARIANNE BINGHAM

FRED R. BIRDWELL

DOLORES BIRDWELL

B AND B PROPERTIES, a Partnership

BY: WILLIAM E. BINGHAM, Partner

BY: FRED R. BIRDWELL, Partner

62584

IDENTIFICATION REFERENCE

NOV 12 3 58 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Bingham and Marianne Bingham, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennesee, this 11 day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred R. Birdwell and Dolores Birdwell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennesee, this 11 day of November, 1986.

Dorothy Ann Ellis
NOTARY PUBLIC

My Commission Expires: 2/27/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared William E. Bingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner of B and B Properties, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Fred R. Birdwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner of B and B Properties, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Fred Birdwell
Affiant

Sworn to and subscribed before me this 11 day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 1-21-90

EXHIBIT "A"

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A parcel of Land in the 9th Civil District of Davidson County, Tennessee, on East side of Hicks Road and, being a portion of the H. H. Dillard land of record in Book 2227, page 19, Register's Office for Davidson County, Tennessee, surveyed to S. H. Hutchinson March 11, 1958 as follows:

BEGINNING at a corner fence cost the southeast corner of H. M. Potts lot and, in R. E. Lepley's west line; thence with H. M. Potts lines as follows: South 63 deg. 30 min. west 276 feet to a Black Locus tree; thence north 15 deg. west 78 feet to a stake; thence south 85 deg. 15 min. west 142 feet to center of the Hicks Road, same being H. M. Potts south westmost corner; thence with center of Hicks Road south 3 deg. 30 min. west 270 feet to point in road; thence leaving said road going north 70 deg. 30 min. East passing an iron stake in line on East margin of road 521 feet to iron stake in R. E. Lepley's west line; thence with R. E. Lepley's west line north 24 deg. west 165 feet to the beginning, containing 2 acres, being the same more or less.

Being the same property conveyed to William E. Bingham and Fred R. Birdwell, d/b/a B and B Properties, A Partnership, by deed from Malcolm P. Graham and wife, Robbie E. Graham, of record in Book 6745, page 341, Register's Office for Davidson County, Tennessee.