BOOK 7038 PAGE 435

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

Return to Box 21

QUITCLAIM DEED

| ADDRESS NEW OWNER: | NAME OF MORTGAGEE | MAP/PARCEL NO.: |
|---|---|---|
| B and B Properties<br>P. O. Box 158989<br>Nashville, TN 37215 | Deposit Guaranty<br>Mortgage Company<br>Jackson, Miss<br>39213-1193 | Map 142-0<br>Parcel No. 98 |

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, 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

11/12 6255

IDENTIFICATION

Nov 12 3 59 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY

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.

NOTARY PUBLIC

My Commission Expires: 2/27/90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

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

Affiant

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

NOTARY PUBLIC

My Commission Expires: 1-21-90

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument located in the southerly right-of-way of Old Harding Pike and being 385.00' more or less, northeast of Hicks Road; thence from said monument north 65 deg. 00' 00" east along said right-of-way to a concrete monument; thence south 25 deg. 07' 05" east 370.00 feet toa point; thence south 65 deg. 00' 00" west 200.00 feet to a point; thence north 25 deg. 07' 05" west 370.00' to the point of beginning according to a survey of James L. Murphy Jr., dated September 5, 1978.

This conveyance is subject to a 5 foot roadway dedication along the southerly margin of Old Harding Pike conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works.

Being property conveyed to William E. Bingham and Fred R. Birdwell by deed from Emily T. Heysham and husband G.A. Heysham of record in Book 6889, page 381, Register's Office for Davidson County, Tennessee.