BOOK 7088 PAGE 560

FROM

Venture Concepts, A partnership

File Box 24

TO

John Phillips and Andrew D. Margrave

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Phillips and Andrew D. Margrave (NAME)	Lincoln Federal Savings & Loan Assn. (NAME)	92-7-114
P. O. Box 140654 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 989 (STREET ADDRESS)	92-6-233
Nashville, TN 37214-0654 (CITY) (STATE) (P. O. ZIP)	Owensboro, KY 43202 (CITY) (STATE) (ZIP)	92-6-236

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney
640 Spence Lane, Suite 218
Nashville, TN 37217

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

I hereby quitclaim to John Phillips and Andrew D. Margrave

all my interest in the following land:

BEING Lots Nos. 10, 11, 12, 13, 16 and 17 on the Plan of A. Roth Property of Subdivision of Lot 12, Boyd McNairy Plan of record in Book 57, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Venture Concepts, a partnership, of record in Book 5947, page 184, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by Lincoln Federal Savings & Loan Assn. of record in Book 5598, page 866 (Lots 12 and 13), Book 5598, page 870 (Lots 16 and 17) and Book 5598, page 874 (Lots 10 and 11), said Register's Office. The escrow account and insurance to be transferred to Grantee.

78300

IDENTIFICATION REFERENCE

Dec 31 10 42 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is { unimproved } { improved } property, known as 2413 - 2415 and 2419 Herman Street Nashville, TN 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

And now we, Venture Concepts, a partnership for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John Phillips as to an 87% interest and Andrew D. Margrave, a 13% interest heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, the said property is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth.

Witness my hand this 30th day of December, 19 86

Venture Concepts

Andrew D. Margrave Managing Partner

Andrew D. Margrave, Managing Partner

State of Tennessee
County of Davidson

Personally appeared before me, Andrew D. Margrave with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the Venture Concepts partnership of the maker, and that he is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at office this the 30th day of December 1986.

My Commission expires: 5/13/89

Notary Public

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed the foregoing instrument for the

purposes therein contained by signing the name of the corporation by the said _____

as such _____, and attesting the same by the said _____

as such _____

Witness my hand and official seal at office at _____ on this the _____

day of _____, 19__.

My commission expires _____ _____
Notary Public

FROM
Venture Concepts

TO
John Phillips and Andrew D. Margrave

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217