BOOK 7088 PAGE 562

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)	(NAME)	Map 105-14-149
P. O. Box 140654 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 105-14-245
Nashville, TN 37214-0654 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, 19 86

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:

TRACT I - 2205 Lindell

BEING the southerly 45 feet of Lot No. 27 of Block 18 on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 27 fronts 45 feet on the westerly side of Lindell, formerly Wilson Avenue, and runs back between parallel lines 167 - 1/2 feet to an alley.

TRACT II - 2302 Lindell

BEING Lot No. 1 on the Plat of Edgehill, Section 77, of record in Book 4715, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BOTH Tracts being part of the same property conveyed to Venture Concepts, a partnership by deed from George Margrave and wife, Sharmin J. Margrave, 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 BankPlus Savings Assn. of record in Book 5608, page 958 (Tract I) and Book 5608, page 963, (Tract II), said Register's Office. The escrow account and insurance to be transferred to Grantee.

This is ~~unimproved ( )~~ improved (XX) property, known as 2205 and 2302 Lindell Avenue (House Number) (Street) Nashville, TN 37204 (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 a 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
By: 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 _____
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
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

IDENTIFICATION REFERENCE

7830L

DEC 31 10 42 AM '86

CECIL A. J. WILSON, REGISTER
DAVIDSON COUNTY, TN

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