This instrument prepared by:

Charles C. Morrow
Attorney at Law
941 Richards Road
Antioch, TN 37013

QUITCLAIM DEED

BOOK 7296 PAGE 171

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Millie C. Hix	same	Map 118 8
(NAME)	(NAME)	
347 So. Lowry St. Apt.	14	Parcel No. 182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Smyrna, TN 37167		06DA 27030
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, J. B. Franklin,

by these presents do hereby quitclaim and convey unto Millie C. Hix a single person

her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee in the Sixth Civil District being Lot No. 85 on the Map of Grandview Heights as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 85 fronts 32.1 feet on the east side of Eugenia Avenue and runs back on the south line 170.5 feet and on the north line 150 feet to an alley showing 113.1 feet on the rear line.

Being the same property conveyed to J. B. Franklin by deed from John W. Duffell, Jr. and wife, Millie C. Duffell, of record in Book 5949, Page 147, Register's Office for Davidson County, Tennessee.

45616

IDENTIFICATION REFERENCE

JUL 14 1 17 PM '87

FELIX Z. HILL JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 14th day of July, 1987

Affiant

My commission expires: 3-11-91

(Affix Seal)

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 14th day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. B. Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Donna Randolph, *a Notary Public in and for said County and State* J. B. Franklin

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* July, *19* 87.

Donna Randolph *Notary Public*

Commission expires 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

QUIT CLAIM DEED

J. B. Franklin
AND

To: Millie C. Hix

This is improved property known as 2516 Eugenia Avenue, Nashville,TN 37211

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627