THIS INSTRUMENT PREPARED BY: HARRIS A. GILBERT
GILBERT & MILOM
13th Floor
Third National Bank Building
Nashville, TN 37219

MUTUAL QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
B & B PROPERTIES c/o Julian A. Zander, Jr. 212 Oceola Avenue Nashville, TN 37209	P.O. Box 50271 Nashville, TN 37205	103-2 43

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CHARLES SPRINTZ, ET UX 325 White Bridge Road Nashville, TN 37205	SAME	103-2 224

WHEREAS Charles Sprintz and wife, Alyse Sprintz, are the owners of property conveyed to them from Bonnie W. Harris of record in Book 6309, Page 471, Register's Office for Davidson County, Tennessee, which land is described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of W. N. Price's Subdivision of Lot No. 19 in C. C. Vernon's Farm, as of record in Plat Book 421, page 36, Register's Office for said County, to which plan reference is made for a more complete description.

WHEREAS, B & B Properties, a Tennessee partnership composed of Julian A. Zander, Jr. and Barbara F. Zander, are the owners of property conveyed to them from Bud Zander and wife Barbara Zander, as of record in Book 6799, Page 304, which land is described as follows:

> LOTS 13 and 14 on the Plan of W. N. Price's Subdivision of Lot 19, C. C. Vernon Farm as of record in Plat Book 421, page 36, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

WHEREAS, the parties have determined that there are encroachments on each other's property and whereas they wish to correct their present property lines; and

WHEREAS, all the respective parties hereto have filed a new Plan of record in Book 6900, Page 507, R.O.D.C., Tennessee, which shows the agreed respective proper boundaries of their properties; and

WHEREAS, the parties wish to confirm same by this Mutual Quiclaim Deed.

NOW, THEREFORE, in consideration of One ($1.00) Dollar, Charles Sprintz and wife, Alyse Sprintz, hereby quitclaim and convey unto B & B Properties, the following property, being a portion of the property owned by them as set forth above:

> Being a 5712 square foot portion of the property conveyed to Charles Sprintz in Book 6309, Page 471, Register's Office of Davidson County, Tennessee.

Beginning at the common front corner of the said Sprintz property and the B & B Properties as of record in Book 6799, Page 304, Register's Office of Davidson County, Tennessee, said corner is further described as lying on the easterly margin of Oceola Drive; thence running with the said margin of Oceola Drive north 4 degrees, 29 minutes, 32 seconds west a distance of 37.94 feet to a point; thence leaving said Oceola Drive north 84 degrees, 45 minutes, 07 seconds east a distance of 146.69 feet to a point; thence south 4 degrees, 54 minutes, 40 seconds east a distance of 39.88 feet to a point lying on the said common line of Sprintz and B & B Properties; thence running with the said common line south 85 degrees, 30 minutes, 28 seconds west a distance of 146.97 feet to the point of beginning.

In consideration of One ($1.00) Dollar, B & B Properties hereby convey to Charles Sprintz and wife, Alyse Sprintz, the following property, being a portion of the property owned by them as set forth above:

Being a 4897 square foot portion of the property conveyed to B & B Properties as of record in Book 6799, Page 304, Register's Office of Davidson County, Tennessee.

Beginning at the southeast corner of the B & B Properties property as of record in Book 6799, Page 304, Register's Office of Davidson County, Tennessee, said point further described as lying on the northerly line of an alley; thence running with the said margin of alley south 85 degrees, 30 minutes, 28 seconds west a distance of 57.61 feet to a point; thence leaving said alley north 4 degrees, 54 minutes, 40 seconds west a distance of 85.00 feet to a point lying on the common line of B & B Properties property and the Charles Sprintz property as of record in Book 6309, Page 471, Register's Office of Davidson County, Tennessee; thence running with the said common line north 85 degrees, 30 minutes, 28 seconds east a distance of 57.61 feet to a point; thence leaving the said common line south 4 degrees, 54 minutes, 40 seconds east a distance of 85.00 feet to the point of beginning.

All said conveyances are made subject to any and all encumbrances of record. The parties otherwise continue to hold the remainder of said tracts of land previously owned by them.

The parties have heretofore set their hands and seals this 23rd day of March, 1988.

B & B PROPERTIES

BY: _____
JULIAN F. ZANDER, JR.
(a/k/a Bud Zander)

_____
BARBARA F. ZANDER
(a/k/a Barbara Zander)

_____
CHARLES SPRINTZ

_____
ALYSE SPRINTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Charles Sprintz

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 23rd DAY OF MARCH, 1988.

John E. Bulsey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/90

1923 04/06 0101 03CHECK 9.00

STATE OF TENNESSEE) X
COUNTY OF DAVIDSON) X

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julian A. Zander, Jr., and Barbara F. Zander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of B & B Properties, the within named bargainor, a Tennessee partnership, and that as such Partners being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1988.

John E. Bulsey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/90

STATE OF TENNESSEE X
COUNTY OF DAVIDSON X

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Sprintz and wife, Alyse Sprintz, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1988.

John E. Bulsey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/90

(ZANDER)

PAID

APR 6 2 32 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

19257