Prepared by:

Tommy C. Estes
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mr. & Mrs. Terence N. Fails 410 West Hillwood Drive Nashville, Tennessee 37205	Mr. & Mrs. Terence N. Fails 410 West Hillwood Drive Nashville, Tennessee 37205	103-12-48

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, KATHERINE L. FAILS, by these presents, intends to create an estate or tenancy by the entireties for herself and her husband, Terence N. Fails, and does hereby quitclaim and convey unto herself and her husband, Terence N. Fails, as tenants by the entirety, their successors and assigns, all her right, title and interest in and to the following described tract of land: 0677 12/22 01:01 03CHECK 6.00

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee, and a triangular lot on the Map of Hillwood Estates, not of record, described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of lots Nos. 1 and 2; thence northwardly 477.6 feet to the southerly line of Lot No. 11, being 36.4 feet west of the corner of Lots Nos. 1 and 2; thence with the southerly line of Lot No. 11, westwardly 158 feet to a point in the southerly line of Lot No. 51, said point being 70 feet west of the common corner of Lots Nos. 1 and 11 and being the northeast corner of Lot No. 50 on the Plan of Hillwood Estates, Section 5; thence South 9 degrees West 459.3 feet to the northerly margin of West Hillwood Boulevard, thence with same, eastwardly 244.36 feet to the beginning.

Being the same property conveyed to KATHERINE L. FAILS by deed from FRANK L. SMITH and wife, LOTTIE S. SMITH, of record in Book 5248, page 739, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2034, page 149, said Register's Office, and the Plan of record in Book 1835, page 80, said Register's Office, which shows an Owner's Certificate, a 150 foot minimum building setback line from West Hillwood Boulevard, and a 10 foot easement for public utility purposes along the west line of said lot.

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

Witness my hand this 22ND day of DECEMBER, 1988.

Katherine L. Fails
Katherine L. Fails

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommy C. Estes, a Notary Public in and for said County and State, KATHERINE L. FAILS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 22nd day of December, 1988.

Tommy C. Estes
Notary Public

My commission expires: 9-1-92

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Katherine L. Fails
KATHERINE L. FAILS, Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1988.

Tommy C. Estes
Notary Public

My Commission Expires: 9-1-92

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