BOOK 7774 PAGE 783

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This instrument prepared by:
James L. Weatherly, Jr.
Hollins, Wagster & Yarbrough, P.C.
Eighth Floor, Third National Bank Building
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joyce B. Hobbs 207 Lynwood Blvd. Nashville, TN 37205	Southeast Mortgage Co. P.O. Box 026058 Miami, FL 33102	Map 116-7 Parcel 40

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Joyce B. Hobbs

Joyce B. Hobbs

Sworn to and subscribed before me, this 13th day of February, 1988.

Notary Public

My Commission Expires:
11-12-89

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1) cash in hand paid, and for other good and valuable consideration exchanged between the parties, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, James D. Gilmore ("Grantor"), by these presents does hereby sell, assign and quitclaim unto Joyce B. Hobbs ("Grantee"), grantee's heirs and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, the same being a fifty percent (50%) undivided interest, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7, the Northerly 25 feet of Lot No. 8 and the Easterly 1/2 of a 30-foot abandoned Court adjoining said Lot No. 7 and part of Lot No. 8, Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office, Davidson County, Tennessee. More particularly described as follows:

BEGINNING at a point on the Westerly margin of Lynwood Boulevard, being the common boundary line of Lots 6 and 7; thence 225 feet South along Lynwood Boulevard to a point; thence 262 feet, more or less, West to a point; thence North 225 feet to a point; thence East 303 feet along said boundary line of Lot 6 and 7 to the point of beginning.

Being the same property conveyed to James D. Gilmore and Joyce B. Hobbs as tenants in common without the right of survivorship by quitclaim deed from James D. Gilmore and Joyce B. Hobbs, as joint tenants with the right of survivorship, and James L. Weatherly, Jr., Trustee, of record in Book 7238, page 321, Register's Office for Davidson County, Tennessee.

It is the express intent of the Grantor herein that all Grantor's interest in and to the property previously held by him as tenant in common with the Grantee be conveyed herein and that the Grantee shall hereinafter own the entire interest in and to the property.

This is improved property located at 207 Lynwood Boulevard, Nashville, Davidson County, Tennessee.

Witness my hand this 5 day of Dec., 1988.

James D. Gilmore

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. GILMORE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5 day of Dec., 1988.

George E. Copple, Jr.
Notary Public

My Commission Expires:

3-11-91