DLC #6456

FILE IN BOX #14
MAP 97, PARCEL 132
FB#: 4D-11921

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Terry S. Driggs
Affiant

Subscribed and sworn to before me this the 1st day of June, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
TERRY L. GRIGGS etux	CITIZENS & SOUTHERN MORTGAGE CORP.
(Name)	(Name)
3656 Hoggeth Ford Road	P. O. Box 656
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	Tucker, Georgia 30085-0656
(City) (State) (Zip Code)	(City) (State) (Zip Code)

6.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, WAYNE MAYO, INC., a Tennessee Corporation, hereinafter called the "Grantor", does hereby quitclaim all of its right, title and interest to TERRY L. GRIGGS and wife, TINA S. GRIGGS, as tenants by the entirety, hereinafter called the "Grantees", their heirs and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LYING or being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley, dated July 29, 1979, and being more particularly described as follows:

FROM a point in the middle of Hoggeth Ford Road, said point being 2526 feet, more or less, from Dodson Chapel Road; thence, South 1 degree 00 minutes West 637.4 feet to an iron pin, being the point of beginning of the herein described tract of property and being the most northeasterly corner of said property; thence, continuing South 1 degree 00 minutes West for a distance of 522.6 feet along the Randolph Kelly property to a corner post; thence, North 58 degrees 30 minutes West for a distance of 381.0 feet along the northerly margin of the J. K. Brown property to an iron pin; thence, South 32 degrees 53 minutes 0 seconds West for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J. K. Brown property to a corner post; thence, North 45 degrees 19 minutes 57 seconds West for a distance of 100 feet, along the northerly boundary of the B. F. Stevens property; thence, North 29 degrees 45 minutes East for a distance of 606.2 feet to an iron pin; thence, North 9 degrees 32 minutes West for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property; thence, North 80 degrees 28 minutes East for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an iron pin marking the point of beginning, containing 5.23 acres, more or less.

THE Grantor herein conveys and grants to the Grantees, their heirs and assigns, herein a perpetual 50 foot easement for ingress, egress and regress along the northerly property line of a certain tract or parcel of land lying immediately East of the herein conveyed property, being designated as Map 97, Parcel 125, on the Tax Maps of Metropolitan Nashville, Davidson County, Tennessee, said easement of record in Book 8041, Page 951, Register's Office for Davidson County, Tennessee. The Grantor also conveys to the Grantees, their heirs and assigns, the permanent right to use a 20 foot easement for ingress, egress and regress for access to Hoggeth Ford Road, which easement was granted in Deed of record in Book 4830, Page 225, Register's Office for Davidson County, Tennessee, and being more fully described as the 20 foot easement for ingress and egress contained in the legal description of Tract No. 3 in said Deed, to which reference is made for a complete legal description. The Grantor intends and hereby grants to the Grantees, their heirs and assigns, the purpetual right and use to the above easements for ingress, egress and regress to Hoggeth Ford Road and further grants to the Grantees, their heirs and assigns, a sufficient right, title and interest in and to the property of Mary Etta Griggs Markham required for the said Grantees to secure any and all access to the property hereabove conveyed. This conveyance is subject to a 50 foot easement for ingress, egress and regress across the northerly property line of the tract or parcel herein conveyed for the use and benefit of the property lying immediately West of the herein conveyed tract, said tract being designated as Map 97, Parcel 108, on the Tax Maps of Metropolitan Nashville, Davidson County, Tennessee. The said Randolph Kelly and Randolph Kelley are one and the same person.

BEING the same property conveyed to Wayne Mayo, Inc., a Tennessee Corporation, by Quitclaim Deed from Mary Etta Griggs Markham and husband, James E. Markham, of record in Book 8041, Page 953, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises and taxes for the current year which have been assumed by the Grantees herein.

This is improved property, known as 3656 Hoggeth Ford Road, Hermitage, TN 37076.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, this the 1st day of June, 1990.

3 0 8 9 5

IDENTIF. TREFERENCE

1 3 28 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

WAYNE MAYO, INC.,
A Tennessee Corporation

BY: Wayne Mayo, President
WAYNE MAYO, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared WAYNE MAYO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of WAYNE MAYO, INC., the within named bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 1st day of June, 1990.

My Commission Expires: 11/10/91

Notary Public