This instrument prepared by:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS:
Mildred P. Nipper	NEW OWNER	Map 161 Parcel 33

WHEREAS, through misunderstanding and inadvertence, Mildred P. Nipper, by Quitclaim Deed of record in Book 5550, page 75, Register's Office for Davidson County, Tennessee, did quitclaim to Walter R Nipper, Jr., her interest in the property hereinafter described;

WHEREAS, the parties intended that Walter R. Nipper, Jr. convey his interest in the property to Mildred P. Nipper; and

WHEREAS, the parties desire to correct the error;

NOW, THEREFORE, for and in consideration of love and affection and no monetary consideration, W.R. Nipper, Jr. a/k/a Walter R. Nipper, Jr., by these presents does hereby quitclaim and convey unto Mildred P. Nipper, her heirs and assigns, all of his right, title and interest in and to certain real estate in Davidson County, Tennessee, hereinbelow described:

Land and improvements, being a certain tract of land lying in the 6th District of Davidson County, being 3 acres off the S.E. part of the tract of land conveyed by Annie Goodman Hutton, et al to Romans H. McPherson by deed recorded in Book 739, page ;650, R.O.D.C. Said tract is more particularly described as follows:

Beginning at a point in the center of the Owen-Winstead Pike, (now Edmondson Pike), said point being the beginning corner of the original tract described in above mentioned deed; running thence N. 86 deg. W. to a point in the center of a branch; thence N. 13 ¼ deg. W. 276 feet to a stake; thence S. 86 deg. E. 495 feet to the center of said turnpike; thence with the center of said turnpike S. 13 ¼ E. 276 feet to the beginning, containing 3 acres.

Being the same property conveyed to W. R. Nipper, Jr. and wife, Mildred P. Nipper by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4003, page 802, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded is that property conveyed by Walter R. Nipper, Jr. to the State of Tennessee, certain property for right-of-way acquisition which is outlined in Book 7859, page 389, Register's Office for Davidson County, Tennessee.

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

Mildred P. Nipper joins in the execution of this deed so as to concur with the statements made herein and to acknowledge that she is the sole owner of the property herein described.

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of May, 1990.

W. R. Nipper, Jr.
a/k/a Walter R. Nipper, Jr.

Mildred P. Nipper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Walter R. Nipper, Jr. a/k/a W. R. Nipper, Jr. and wife, Mildred P. Nipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 1-27-91

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this the 31st day of May, 1990.

NOTARY PUBLIC

My commission expires: 1-27-91

3.17.07

IDENTIFICATION REFERENCE

JUN 6 4 01 PM '90

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

7826 06/06/90 0101 CHECK

6-00