Nashville

THIS INSTRUMENT PREPARED BY INFORMATION SUPPLIED BY CLIENT:

Prepared by:
Doak & Holland, Attorneys
105 Bonnabrook Drive, Suite 207
Hermitage, TN 37076

BOOK 8298 PAGE 150

QUIT CLAIM DEED

Address new owner at:	Send tax bills to:	Map-Parcel:
1709 Neely's Bend Rd. Madison, Tn. 37115	Delmas M. Grammer, Jr. Mildred N. Grammer	63-186

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JEFFREY TODD GRAMMER and wife, LISA RUBENS GRAMMER, have this day bargained and sold, and do hereby transfer, convey and quitclaim to DELMAS M. GRAMMER, JR., and wife, MILDRED N. GRAMMER, their heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the East margin of Neely's Bend Road, said point being located North 15 degrees 15 minutes West and 33.20 feet from the common line between Lots Nos. 2 & 3 of Bransford Co. Subdivision of the West Morton Farm as of record in Book 547, Page 131, Register's Office for Davidson County, Tennessee; thence South 89 degrees 17 minutes East 1738.7 feet to a point; thence South 7 degrees 13 minutes West 233.2 feet to the Southeast corner of Lot No. 2 of said Subdivision; thence with the South line of said lot North 89 degrees 17 minutes West 595 feet to a point; thence North 0 degrees 43 minutes East 182 feet to a point; thence North 89 degrees 17 minutes West 1104.1 feet to a point in the East margin of Neely's Bend Road; thence with the East margin of said road North 15 degrees 15 minutes West 51.9 feet to the beginning and containing 4.51 acres.

0211 02/25/91 01:03CHECK 10.30

BEING the same property conveyed to Jeffrey Todd Grammer and wife, Lisa Rubens Grammer, by deed from Delmas M. Grammer, Jr. and wife, Mildren N. Grammer, of record in Book 8105, Page 804, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1709 Neely's Bend Road, Madison, Tennessee.

WITNESS our hands this 3rd day of Jan., 1991.

JEFFREY TODD GRAMMER

LISA RUBENS GRAMMER

94965

IDENTIF. TREFERENCE

FEB 25 11 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY TODD GRAMMER and wife, LISA RUBENS GRAMMER, 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, at office, this 3rd day of JAN., 1991.

James L. Speakman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-9-91

STATE OF TENNESSEE

COUNTY OF Davidson

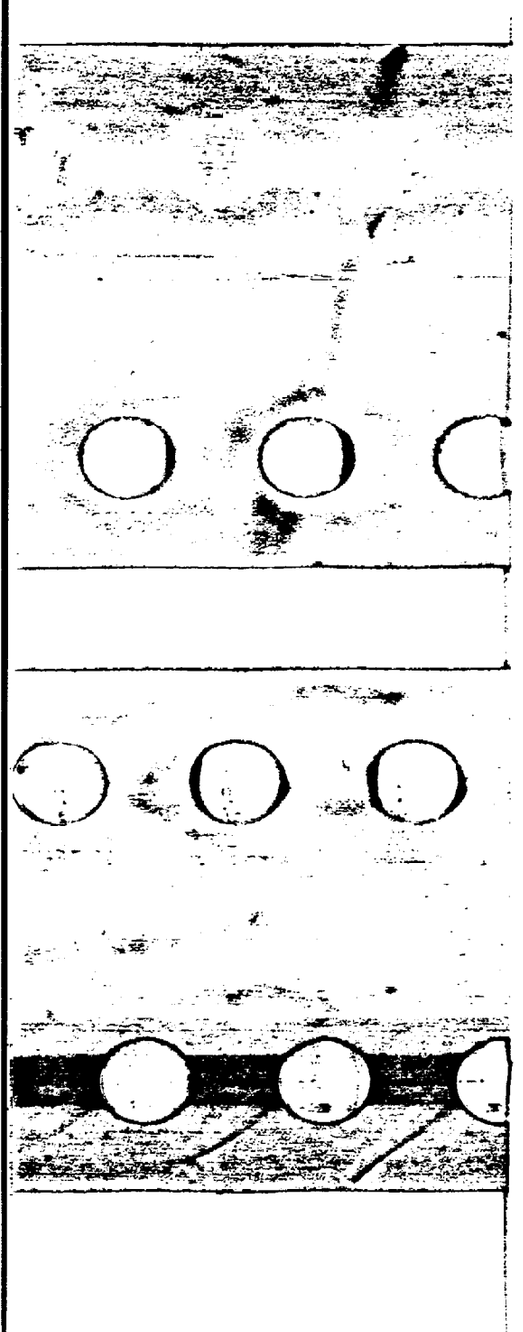
The actual consideration or value whichever is greater, for this transfer is $1,000.00.

Lisa Grammer
AFFIANT

Subscribed and sworn to before me, this 3rd day of JAN., 1991.

James L. Speakman
NOTAR PUBLIC

MY COMMISSION EXPIRES: 1-9-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 152

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	1000.00
CON TX	3.30
PRFEE	1.00
WDEED	6.00
TOTAL	10.30
CHECK	10.30

02/25/91 01 11:29 0001 9319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94965

IDENTIF. T REFERENCE

FEB 25 11 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399573