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This instrument prepared by:
Paul S. Parker
Dodson, Parker & Behm
P. O. Box 198066
Nashville, TN 37219
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
JOHN P. BRANHAM SALLY A. BRANHAM 219 MOCKINGBIRD ROAD NASHVILLE, TN 37205	SALLY A. BRANHAM 219 MOCKINGBIRD RD. NASHVILLE, TN 37205	MAP 103-12 PARCEL 152

For and in consideration of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and the Agreement for Partial Division of Marital Property by and between SALLY A. BRANHAM and JOHN P. BRANHAM of even date herewith (the "Agreement"), to implement certain provisions of the Agreement, and for the express purpose of making a re-conveyance to destroy a tenancy by the entirety and create a tenancy in common in the subject real property in SALLY A. BRANHAM and JOHN P. BRANHAM, we, SALLY A. BRANHAM and JOHN P. BRANHAM (sometimes hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey unto SALLY A. BRANHAM, her successors, heirs and assigns an undivided Two-Thirds (2/3) fractional interest in the property described below, and unto JOHN P. BRANHAM, his successors, heirs and assigns an undivided One-Third (1/3) fractional interest in the property described below, being land in Davidson County, Tennessee, more specifically described as follows:

Land in said County and State, being lot No. 11 and the southerly 15 feet front and 25 feet rear of lot No. 12 of Block "C" on the Plan of Cherokee Park, Section No. 1, as of record in Book 547, pages 169 and 170, Register's Office for said County, described as follows:

Beginning on the westerly margin of Mockingbird Road at the corner of lots Nos. 10 and 11, thence with the westerly margin of said road northwardly 75 feet to the southeast corner of the property conveyed to Horton A. Jones, Jr., and wife, Joan Smith Jones, by deed from Horton A. Jones and wife, Lena B. Jones, of record in book 2340, page 377, said Register's Office; thence with the said Jones' southerly line, westwardly 165 feet, more or less, to the westerly line of said subdivision; thence with the said line, south 28° 13' east 109 feet to the southwest corner of lot No. 11; thence with the southerly line of lot No. 11 eastwardly 149.21 feet to the beginning.

Being the same property conveyed to John P. Branham and Sally A. Branham, husband and wife, by deed from James

F.Osteen and Justine J. Osteen, husband and wife, of record in Book 4348, page 78, Register's Office for said county.

This conveyance is made subject to an easement for public utilities and a minimum building setback line from Mockingbird Road of 50 feet, as shown on plan of record in book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is NONE.

Subscribed and sworn to before me this the 2nd day of March, 1992.

Sally A Branham
Affiant

Notary Public

My Commission Expires:
1-22-95

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

WITNESS our hands this the 2nd day of March 1992.

Sally A Branham
SALLY A. BRANHAM, Grantor

JOHN P. BRANHAM, Grantor

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said county and state, SALLY A. BRANHAM and JOHN P. BRANHAM, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of March, 1992.

Lisa C. Woodruff
Notary Public

My Commission Expires:
1-22-95

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IDENTIF. TREFERENCE
MAR 4 10 25 AM '92
FILED & RECORDED
DAVIDSON COUNTY TN.
PICK-UP