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IDENTIFICATION REFERENCE

94223

This Instrument Prepared By:
James H. Porter
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Steve Emery	Same as New Owner	GO 9031
306 Bluebird Drive		34-1-63
Goodlettsville, TN 37072		

WHEREAS, by Deed executed September 25, 1992, and recorded in the Register of Deeds Office for Davidson County in Book 8754, page 152 (the "Deed"), Billy H. Lamberth and wife, Rachel Marie Lamberth conveyed certain property (the "Property") into the name of Ralph Emery and Steve Emery, Partners, a Tennessee General Partnership; and

WHEREAS, the Deed contained an error in that no partnership has ever existed between Ralph Emery and Steve Emery; and

WHEREAS, the Property was supposed to have been conveyed to Steve Emery, individually; and

WHEREAS, Ralph Emery desires to correct the error contained in the Deed by executing this Quitclaim Deed to convey any and all interest he has in the Property to Steve Emery so that Steve Emery will own the Property individually;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ralph Emery (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto Steve Emery any and all of his right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto

This is improved property known as 306 Bluebird Drive, Goodlettsville, Tennessee 37072.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Joy Emery joins in the execution of this instrument for the purpose of conveying any interest she may have in the above-described property.

IN WITNESS WHEREOF, Grantor and Joy Emery have executed this instrument the 4th day of December for the effective date of September 25, 1992.

Ralph Emery

Joy Emery

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kristine M. Hanson, a Notary Public in and for the County and State aforesaid, personally appeared Ralph Emery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of December, 1993.

Kristine M. Hanson
Notary Public

My Commission Expires:

9/24/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kristin M. Hanson, a Notary Public in and for the County and State aforesaid, personally appeared Joy Emery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of December, 1993.

Kristin M. Hanson
Notary Public

My Commission Expires:

9/24/94

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Joy Emery

Sworn to and subscribed before me
this 4th day of December, 1993.

Kristin M. Hanson
Notary Public

My Commission Expires: 9/24/94

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Blue Bird Drive at the corner of Lots No. 74 and 75; thence with the line between Lots Nos. 74 and 75 southeasterly 252 feet to point in northern boundary line of Lot No. 73; thence with the line between Lots Nos. 73 and 74 southwesterly 148 feet to the easterly margin of Meadow Lark Lane; thence with the same northwesterly 225 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 39.27 feet to the south- easterly margin of Blue Bird Drive; thence with the same northeasterly 115 feet to the beginning.

Being the same property conveyed to Billy H. Lamberth and wife, Rachel Marie Lamberth, by deed from Wallace Carpenter and wife, Vera Carpenter, of record in Book 2746, page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Emery and Steve Emery, Partners, A Tennessee General Partnership, by deed from Billy H. Lamberth and wife, Rachel Marie Lamberth, of record in Book 8754, page 152, Register's Office for Davidson County, Tennessee.

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