Prepared by:

George H. Thompson, III, Esq.
Attorney at Law
112 Stahlman Building
Nashville, Tennessee 37201
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ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL #'S
Monique Swygert	SAME	81-7-524
3407 Shallowford Drive		81-7-523
Greensboro, NC 27406		81-7-522

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I, **JAMES E. SWYGERT**, a single individual, for the purpose of conveying all my rights, title and interest to my daughter, **MONIQUE SWYGERT**, by these present do hereby quitclaim and convey unto the said **MONIQUE SWYGERT**, her heirs and assigns, all my rights, title, and interest, in my property, situated in Davidson County, Tennessee particularly described as follows, to-wit:

LEGAL DESCRIPTION 2232 02/03 0101 03CHECK 8.00

TRACT I:

Being Lots Nos. 12 and 13 on the plan of subdivision of Lot No. 1 in the Woodard Property, called Maple Grove Plan, as of record in Book 57, Page 83, Register's Office of said County. Said Lot No. 12 fronts 45 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike, and runs back between parallel lines with the westerly margin of 10th Avenue North, formerly Maple Street, 153 feet and 5 inches to an alley. Said Lot No. 13 fronts 33-1/3 feet on the northerly side of Buchanan Street, formerly the Hydes' Ferry Pike, and runs back between parallel lines 153 feet and 5 inches to an alley.

Being part of the same property conveyed to Sam Sims, Jr. by deed of record in Book 6324, Page 680, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Woodard's Subdivision of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 14 fronts 33-1/3 feet on the northerly side of Buchanan Street and runs between parallel lines, 153 feet 5 inches to an alley.

Being the same property conveyed to James E. Swygert by deed of record in Book 8569, Page 223, Register's Office

for Davidson County, Tennesse.

SAID property is conveyed subject to such limitations,

restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 3 day of February, 1994.

JAMES E. SWYGERT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 3 day of February, 1994, before me personally appeared **JAMES E. SWYGERT,** 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.

NOTARY PUBLIC

My Commission Expires: 1/27/96

14682

IDENTIFICATION REFERENCE

94 FEB -3 PM 1:08

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP