This instrument was prepared by: Brian O. Bowhan, Attorney
3221 Nolensville Road
Nashville, TN 37211

| New owner's address: | Send tax bills to: | Map-parcel numbers: |
|---|---|---|
| Charles W. Elsea | STM Mortgage Company | 172-08-A |
| 5801 Labrador Lane | 1250 Mockingbird | Parcel 003.00 |
| Antioch, TN 37013 | Dallas, TX 75247 | |

Mail

QUITCLAIM DEED

KNOW ALL MEN by these presents that I, BETH C. ELSEA, for and consideration of the sum of ten and 00/100 dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer, convey, and quitclaim unto CHARLES W. ELSEA, all of my right, title, and interest in a certain parcel of real estate lying in Davidson County, Tennessee, and being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5801 Laborador Drive, Antioch, Tennessee. 37013

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Hunters Branch Planned Unit Development, of record in Book 6250, page 513, Register's Office for said County.

Said Lot No., which is a corner lot, fronts 70.00 feet on the southerly margin of Barnes Road and fronts 111.63 feet on the easterly margin of Labrador Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.53 feet on the southerly line and 134.74 feet on the easterly line to a point of intersection.

Being the same property conveyed to Charles W. Elsea and wife, Beth C. Elsea, by deed of Record in Book 7771, Page 323, Register's Office for Davidson County, State of Tennessee.

EXHIBIT "B"

1. Real property taxes for the year 1988 and all future years.

2. Plat of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, which includes a 20 foot minimum building setback line from Barnes Road and from Labrador Lane and a 20 foot public utility and drainage easement along the southerly lot line.

3. Restrictions of record in Book 6601, page 7, Register's office for Davidson County, Tennessee.

Witness my hand this 27th day of May, 1994.

Beth C. Elsea

Beth C. Elsea

94 JUL 20 AM 8:33

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

72688

IDENTIF. & REFERENCE

ACKNOWLEDGMENT

STATE OF TENNESSEE ]

COUNTY OF DAVIDSON ]

Personally appeared before me, Marilyn A. Byrd, a Notary Public in and for said County and State, Beth C. Elsea, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1994.

Marilyn A. Byrd

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7-26-97

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8.00