QUITCLAIM DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Sarah N. Humphrey
Affiant

Sworn to and subscribed before me this 25th day of July, 1994.

Barbara J. Dooley
NOTARY PUBLIC

My Commission Expires: 11-25-95

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 SEP -1 PM 12:57
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

87037
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James E. Humphrey, Jr.	Same	Map 43-10
P.O. Box 15066		Parcel 22
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sarah N. Humphrey, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto James E. Humphrey, Jr. hereinafter called the Grantee, and his heirs and assigns, all of her right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being Lot No. 25 on an unrecorded plan of Tract 14 of the Anderson Land in the 11th Civil District, described according to a a survey by Hickerson & Smith, Engineers, dated February 16, 1965, as follows:

Beginning at an iron pin 104.1 feet from a monument at the intersection of Nix Drive and Roosevelt Drive; thence south 88° 52' east 175 feet to an iron pin; thence south 1° 00' west 125 feet to an iron pin; thence north 88° 52' west 175 feet to an iron pin at the easterly margin of Nix Drive; thence north 1° with the said margin of Nix Drive, 125 feet to the point of beginning.

Being a part of the same property conveyed to James Ealton Humphrey and wife, Sarah B. Humphrey, by deed from Mary Regan Green and husband, Robert A. Green, of record in Book 4990, page 735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 10-foot easement for public utilities along the easterly line of premises, a 30-foot building setback line form Nix Drive and conditions of owners certificate as shown on a survey made by Harvey Gee, Surveyor, December 29, 1947, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results then established by restrictions on property; 1976 taxes pro-rated and assumed by purchasers.

It is understood and agreed that James Ealton Humphrey and James E. Humphrey, Jr. are one in the same persons. It is further understood that Sarah B. Humphrey and Sarah N. Humphrey are one in the same persons.

This is unimproved ( ) property, known as 222 Nix Drive, Madison, TN 37115.
improved ( )

The legal description contained herein is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 25th day of July, 1994.

Sarah N. Humphrey

09/01/1994 01:01 01CASH 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah N. Humphrey, the 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 official seal at Nashville, Tennessee, this 26th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-25-95

RENEE DOOLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE