BOOK 9557 PG 470

This instrument was prepared by:

7169 12/29 0101 03CHECK 8.00

Rodney M. Phelps, Esquire
Rodney M. Phelps and Associates
54 Music Square East, Suite 300
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever if greater, for this transfer is $10.00.

Buffy Michelle Lawson Briggs

Buffy Michelle Lawson Briggs

Subscribed and sworn to before me, this 9th day of December, 1994.

Notary Public

My Commission Expires: July 25, 98

MAIL ENV.

94 DEC 29 AM 8:57

20942

IDENTIF. & REFERENCE

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel
John Maurice Briggs 4517 Beacon Drive Nashville, Tennessee 37215	John Maurice Briggs 4517 Beacon Drive Nashville, Tennessee 37215	130-11 - 104

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BUFFY MICHELLE LAWSON BRIGGS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN MAURICE BRIGGS, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

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LAND in Davidson County, Tennessee, being the southerly 115.1 feet front and 110.5 feet rear of Lot No. 7 of Block "S" on the plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 115.1 feet on the easterly margin of Beacon Drive and extends back 380.2 feet on the northerly line and 396.37 feet on the southerly line to a dead line in the rear, measuring 110.5 feet thereon.

BEING the same property conveyed to JOHN M. BRIGGS, unmarried man, and BUFFY M. LAWSON, unmarried woman, by deed from Delta C. Davis, of record in Book 8668, Page 958, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, which have been prorated and assumed by the Grantee.

2. Restrictive convenants contained in instrument of record in Book 8668, Page 957, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 1424, Page 25, Register's Office for said County.

4. This is improved property known as 4517 Beacon Drive, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my had this 9th day of December, 1994.

Buffy Michelle Lawson Briggs
BUFFY MICHELLE LAWSON BRIGGS

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me,
this 9th day of December, 1994.

Notary Public

My Commission Expires: 6/6/1998