This Instrument Was Prepared By:
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Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219
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BOOK 9566 PG 427

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Philip Michael Walden, et ux. 3925 Woodlawn Drive Nashville, Tennessee 37205	Same	116-4-156

KNOW ALL MEN BY THESE PRESENTS, that **PHILIP MICHAEL WALDEN** ("Grantor"), being vested with fee simple title to the hereinafter described real estate, and desiring to vest such title thereto in Grantor's wife, **PEGGY HACKETT WALDEN** ("Grantee"), and Grantor, as Tenants by the Entirety (under the provisions of T.C.A. §66-1-109), does hereby grant, transfer, quitclaim and convey unto Grantee, for and in consideration of the love and affection which Grantor has for Grantee, such right, title and interest as is required to vest title in Grantor and Grantee as Tenants by the Entirety, in and to the following described real estate located in Nashville, Davidson County, Tennessee, described as follows, to wit:

As described on Exhibit A attached.

unimproved ( )
This is improved (X) property, known as 3925 (House Number) Woodlawn (Street) Drive, (P.O. Address) Nashville, (City or Town) Tennessee (Postal Zip) 37205

TO HAVE AND TO HOLD the aforesaid right, title and interest in the above described real estate unto Grantor and Grantee so as to vest the entire fee simple title thereto in Grantor and Grantee, as Tenants by the Entirety, and unto their heirs and assigns, forever in fee simple.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 22nd day of December, 1994.

Philip Michael Walden

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **PHILIP MICHAEL WALDEN**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 22nd day of December, 1994.

Notary Public

My Commission Expires:
9-26-98

NOTARY PUBLIC AT LARGE

BOOK 9566PG428

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Peggy L. Walden
Affiant

Subscribed and sworn to before me,
this the 22nd day of December, 1994.

Notary Public

My Commission Expires:
9-26-98

NOTE TO REGISTER'S OFFICE: This conveyance creating a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409(a)(3)(A).

NOTARY PUBLIC AT LARGE

23598
IDENTIF. & REFERENCE

95 JAN -6 PM 3:53

REGISTER
DAVIDSON COUNTY, TN.

H:\BRAD\WALDEN.DED (December 14, 1994; 3:37pm)

Being Lot No. 8 of a subdivision of Block A of W.W. Hart's Residence on the Plan of W.M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County, described according to September 28, 1979 survey by John B. Kohl, III,Tennessee Registered Surveyor, No. 100, as follows:

Beginning at a point on the southerly margin of Woodlawn Avenue at the common front corner of Lots Nos. 1 and 8 said point also being located westwardly 150.0 feet from the westerly margin of Wilson Avenue; thence with the line between Lot 8 and Lots 1, 2 and 3, southwardly 395.4 feet to the northerly margin of a 12 foot alley; thence, with said margin westwardly 158.1 feet to the common rear corner of Lots Nos. 7 and 8; thence, with the line between Lot 8 and Lots 7, 6 and 4, northwardly 395.4 feet to a point on the southerly margin of Woodlawn Avenue; thence, with said margin eastwardly 157.0 feet to the point of beginning.

Said property is conveyed subject to the following matters:

1. Easement of record in Book 3912, page 156, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 3944, page 5, said REgister's Office.

3. Deed of Trust of record in Book 8160, page 744, as assigned in Book 8323, page 573, said Register's Office.

Being the same property conveyed to Grantor by General Warranty Deed of record in Book 8475, page 88, Register's Office of Davidson County, Tennessee. The foregoing description is the same as in said General Warranty Deed.

0060 01/06 0101 03CHECK 12.00

EXHIBIT A