QUITCLAIM DEED

[This instrument prepared without search by:
[Robert B. Young, Atty., 4800 Charlotte Ave., Nashville, TN 37209
[(Upon information provided by Grantor(s) and Grantee(s)

[Address New Owner(s):	] Send Tax Bills To:	] Map-Parcel No.]
[	]	]]
[Keats Komisar	] Same	] 091-100]
[	]	]]
[726 Hite St.	]	] 440]
[	]	]]
[Nashville, TN 37209	]	]]

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Joe Barnes** and **Joyce A. Milligan**, hereinafter referred to as Grantors, by these presents do hereby quitclaim and convey unto **Keats Komisar**, hereinafter referred to as Grantee, his successors and assigns, all our right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, previously acquired according to Metropolitan Nashville Bill No. 68-593 and part of parcels 82-84-56 and 411 of Map 91-10 to wit:

EXTENDING the southeasterly line of Lot 107, Section 2 of Urbandale subdivision from the dead line in the rear and presently owned by Grantees in a straight line to intersect with property belonging to J. D. Kirby, et ux and extending the northwesterly line of Grantees property line from the dead line straight back to intersect with the property line of land belonging to J. D. Kirby, et ux.

BEING a portion of the property conveyed to Joe Barnes and E. Milligan by deed from Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Book 5389, Page 928, R.O.D.C., Tennessee. The said E. Milligan having since died and his widow devisee, Joyce Ann Milligan, joining this conveyance as the new owner according to his Last Will and Testament as recorded in Will Book 177, Page 513, office of the Probate Clerk for Davidson County, Tennessee.

This conveyance is subject to a first mortgage held by Harl Rose, Trustee of record in Book 5389, Page 928, R.O.D.C., Tennessee.

An easement is hereby specifically retained by the Grantors, their heirs or assigns for the purpose of access and egress over and through the property to maintain other properties owned by them, near or adjacent thereto and for the purpose of installing public and private utilities over and under the properties conveyed.

Joe Barnes and Joe Barnes, Jr., a single person and being one and the same person.

The above description is not the same as in the previous deed of record but combines Parcel 440 with and to Parcel 107 of Map 91-10 into one parcel.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 8th day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe Barnes
JOE BARNES - Grantor

Joyce A. Milligan
JOYCE A. MILLIGAN - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe Barnes** and **Joyce A. Milligan**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of February, 1995.

Robert B. Spence
NOTARY PUBLIC

My commission expires: September 26, 1998

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON

The consideration or value whichever is greater, for this transfer is $ NONE

[Subscribed and sworn to before me this 8th day of February, 1995.

Joyce A. Milligan
Affiant

Robert B. Spence
Notary Public

[My commission expires: September 26, 1998

0954 02/10 0101 03CHECK 8.00

PICK-UP

95 FEB 10 PM 12:50
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
33341