Prepared By:
COMBOS & HIX, P.C.
315 DEADERICK STREET
NASHVILLE, TN 37238

BOOK 9647 PG 222

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 1995.

NOTARY PUBLIC

My Commission Expires: 3/23/96

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Address New Owner:	Send Tax Bill To:	MAP-PARCEL:
3015 Poston Avenue Partnership 3015 Poston Avenue Nashville, TN 37203	NEW OWNERS 3015 Poston Ave. Nashville, TN 37203	MAP 104-2 Parcel 296

Q U I T C L A I M D E E D

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, B3 COMPANY, A TENNESSEE PARTNERSHIP COMPOSED OF JOHN T. BENSON, III AND U. GRANT BROWNING, does hereby quitclaim and convey all of their interest unto, 3015 POSTON AVENUE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF U. GRANT BROWNING, BARBARA J. BROWNING AND BEVERLY BROWNING, forever, all of their right, title and interest in and to certain real property situated in DAVIDSON COUNTY, TENNESSEE, being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREWITH

IN WITNESS WHEREOF, B3 COMPANY, A TENNESSEE PARTNERSHIP COMPOSED OF JOHN T. BENSON, III AND U. GRANT BROWNING, has caused this instrument to be executed on this 13th day of April, 1995.

52232
IDENTIF. & REFERENCE

95 APR 17 PM 3:55
REGISTER
DAVIDSON COUNTY, TN.

B3 COMPANY, A TENNESSEE PARTNERSHIP

JOHN T. BENSON, III, Partner

U. GRANT BROWNING, Partner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, John Benson, III and U. Grant Browning with whom I am personally acquainted or satisfactory proved to be, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that they are the Partners of B3 Company, a Tennessee partnership, the maker(s) or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker(s).

Witness my hand, at office, this 13th day of April, 1995.

Notary Public

My Commission Expires: 3/23/96

E X H I B I T " A "

Being Lot No. 43 in the Plan of the Subdivision of Lot No. 41, Boyd's Cockrill Spring Tract, called Alicia Terrace, as of record in Book 57, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the southerly side of Poston Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to B3 Company, a Tennessee Partnership composed of U. Grant Browing and John T. Benson, III, by deed from S & C Joint Venture of record in Book 7634, page 883, Register's Office for Davidson County, Tennessee.

15:3 04/17 2101 03CHECK 8.00