BOOK 9648 PG 676

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic A. Scarola Lyn McNally Scarola 426 Lynwood Boulevard Nashville, Tennessee 37205	Same	Map: 116-15 Part of Parcel 94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Frederic A. Scarola

SUBSCRIBED AND SWORN to before me this 17th day of April, 1995.

Notary Public

My Commission Expires:
My Commission Expires Sept. 21, 1996

52806

PICK-UP

WHEREAS, Frederic A. Scarola and wife, Lyn McNally Scarola, previously acquired property from Thornwell D. Bennett and wife, Dorothy S. Bennett, by Warranty Deed of record in Book 9620, Page 862 R.O.D.C., and

WHEREAS, the property description in said deed omitted a parcel;

NOW, THEREFORE, for and in consideration of the consideration previously stated in said deed, We, Thornwell D. Bennett and wife, Dorothy S. Bennett, hereinafter "GRANTORS", do hereby and by these presents, do transfer and convey unto Frederic A. Scarola and wife, Lyn McNally Scarola, hereinafter "GRANTEES," their heirs and assigns, all of GRANTORS' right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line south 85° eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 15 feet to the northeast corner of the property conveyed to Bennett, et ux, by deed from Joseph Phillips Woodruff, et ux, of record in Book 3286, page 117, Register's Office for

Davidson County, Tennessee; thence with the northerly boundary of Bennett west 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin northerly 15 feet to the point of beginning.

Being the same property conveyed to Thornwell D. Bennett and wife, Dorothy S. Bennett, by Rose Martin, Trustee and as sole and surviving shareholder and director of The Royal Oaks Land Company by deed of record in Book 6873, Page 801, R.O.D.C.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the smae is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand this 31ST day of MARCH, 1995.

T. D. Bennett

THORNWELL D. BENNETT

Dorothy S. Bennett

DOROTHY S. BENNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, THORNWELL D. BENNETT and wife, DOROTHY S. BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 31ST day of MARCH, 1995.

Darrell Fowler

Notary Public

My Commission Expires:

4-2-97