BOOK 9715PG953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Martha Lou Beck
AFFIANT

Subscribed and sworn to before me, this 28 day of June 1995.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Mary Sue Christian

SEND TAX BILLS TO: 3836 Whites Creek Pike, Nashville, Tennessee 37207

MAP and PARCEL: 82-2-6 & 7

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QUITCLAIM DEED

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WHEREAS, Mary Sue Christian, (the "Grantee") is the owner and holder of a certain promissory note dated April 15, 1993 from James M. Plumlee, II and Ross Wood, said Ross Wood having Quit Claimed his interest to Rick Plumlee (the "Grantors") to the Grantee, in the original principal amount of Sixty Thousand Dollars ($60,000.00) which is secured by the deed of trust of record in Book 8919, page 30, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee, his heirs and assigns, his interest in a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT 1:

LAND in the 12th, formerly the 17th Civil District of Davidson County, Tennessee; being part of Lot No. 17 on the Map of the Subdivision of the lands of Mary R. Brown Heirs, as of Record in Book 314, pages 540 and 541 of the Register's Office for Davidson County, Tennessee, described according to an unrecorded survey made by Lewis D. Justice, Surveyor, August 16, 1994, as follows:

BEGINNING on the northeasterly margin of Whites Creek Pike at a point 158 feet southeast of the southerly margin of an unnamed street, the property conveyed to Maurice Berkovitz and wife by deed from Joe Kornman and wife of record in Book 1302, page 22, Register's Office for Davidson County, Tennessee; thence southeastwardly, with the northeasterly margin of said pike 62 feet to the northerly margin of an alley; thence with the northerly margin of said alley eastwardly 13 feet to the corner of Lots 17 and 16 on said plan; thence with the line between said lots northwardly 91 feet to a point in said line, which point is 79 feet southerly from the northeasterly corner of Lot 18 on said plan, the southerly corner of said unnamed street at an intersection with another unnamed street; thence southwesterly 66 feet to the point of beginning.

BEING the same property conveyed to James M. Plumlee, II and Ross Wood by deed from Mary Sue Christian of record et vir, of record in Book 8919, page 27, re-recorded in Book 8926, Page 86, Registers office of Davidson County, Tennessee.

BEING the same property conveyed to Rick M. Plumlee from Ross Wood by Quit Claim Deed of record in Book 9438, page 505, Register's Office of Davidson County, Tennessee.

TRACT 2:

BEGINNING on the northeasterly margin of Whites Creek Pike at a point 111.3 feet southeast of the southerly margin of an unnamed street, said point being the southwest corner of the property conveyed to Maurice Berkovitz and wife by deed from Joe Kornman and wife, of record in Book 1302, page 92, Register's Office for Davidson County, Tennessee' thence with Pike, southeastwardly 46.7 feet to a point 62 feet northwest of the northerly margin of an alley; thence eastwardly 66 feet to the westerly line of Lot No. 16; thence northwardly 50 feet to the southeast corner of said Berkovitz property; thence with southerly line of same, westwardly 102.5 feet to the beginning.

BEING the same property conveyed to Lonnie Ray Atkinson and wife, Mary Sue Atkinson N/K/A Mary Sue Christian by Deed of Record in Book 1711, page 243, as to Tract 1 and Book 2536, page 4, as to Tract 2, Register's Office for Davidson County, Tennessee. Lonnie Ray Atkinson is now deceased.

BEING the same property conveyed to James M. Plumlee, II and Ross Wood by deed from Mary Sue Christian of record et vir, of record in Book 8919, page 27, re-recorded in Book 8926, Page 86, Registers office of Davidson County, Tennessee.

BEING the same property conveyed to Rick M. Plumlee from Ross Wood by Quit Claim Deed of record in Book 9438, page 505, Register's Office of Davidson County, Tennessee.

1995 taxes are assumed by Grantee.

This is improved property known as 1015 Whites Creek Pike and 1017 Whites Creek Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract 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; and Grantor does further covenant and bind himself 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.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

James M. Plumlee, II, GRANTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Christina Thomas, a Notary Public, in and for said County and State, **James M. Plumlee, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 23 day of June, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, I Christina Thomas a Notary Public, have hereunto set my hand and seal this the 23 day of June, 1995.

95 JUN 29 AM 10:18
REGISTER
DAVIDSON COUNTY, TN

PICK-UP

IDENTIF. & REFERENCE

007460 9

Rick M. Plumlee

Rick M. Plumlee, GRANTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Christina Thomas, a Notary Public, in and for said County and State, **Rick M. Plumlee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 28th day of June, 1995.

Christa Thomas

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

IN WITNESS WHEREOF, I Christina Thomas, a Notary Public, have hereunto set my hand and seal this the 28 day of June, 1995.

Mary Sue Christian

MARY SUE CHRISTIAN, GRANTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Christina Thomas a Notary Public, in and for said County and State, **Mary Sue Christian** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 28th day of June, 1995.

Christa Thomas

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

IN WITNESS WHEREOF, I Christina Thomas, a Notary Public, have hereunto set my hand and seal this the 26 day of June 1995.