THIS INSTRUMENT WAS PREPARED BY:

Frank E. Mondelli, Attorney
One Church Street--Suite 300
Nashville, TN. 37201
(615) 259-1214

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ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Mr. Robert L. Murphy, Jr. 4911 Ruskin Avenue Nashville, TN 37216	BancBoston Mortgage Corp. P.O. Box 44090 Jacksonville, FL 32231	Map: 61-4-24 15DZ-26275

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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No Dollars and No Cents ($0.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt all of which is expressly acknowledged, I, Sheila Ann Murphy Bouley, hereinafter called the Grantor have bargained and sold and do hereby quitclaim and convey unto Robert L. Murphy, Jr., his heirs, successors, and assigns, all of my right, title and interest in and to the following described tract/parcel of land together with all improvements in Davidson County, Tennessee, described as follows, to wit:

LAND in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey by John B. Kohl, III, Surveyor, dated May 24, 1984, as follows:

***BEGINNING** at a point in the westerly margin of Ruskin Avenue at the northwest corner of Lot No. 7 on the Plan of M.C. McGaughey's First Haysboro Subdivision of record in Book 843, Page 23, Register's Office of said County; thence with north line of Lot 7, North 79 deg. 05' West 227.1 feet passing the northwest corner of Lot No. 7 at 229.9 feet; thence north 26 deg. 30' East 121.7 feet to a point; thence South 79 deg. 05' East 131 feet to a point in the Southwest margin of a 50 foot unnamed street; thence South 11 deg. 34' West 3.5 feet to a point in the original terminus of Ruskin Avenue at the northwest intersection of Ruskin Avenue; thence North 79 deg. 5' West 4.2 feet to the point of beginning.*

***BEING** the same property conveyed to Robert L. Murphy, Jr. and wife, Sheila Murphy, by deed from Frank Agan and wife, Susan D. Agan, of record in Book 8103, Page 650 Register's Office of Davidson County, Tennessee.*

*** and including the assumption of a Deed of Trust to secure to Mortgage Trust Company an indebtedness in the original principal amount of $55,221.00, dated 6/24/86 and recorded in Book 6909, Page 65, Register's Office for Davidson County, Tennessee, which the GRANTEES HEREIN ASSUME AND AGREE TO PAY. SUSAN D. AGAN JOINT IN THIS CONVEYANCE FOR CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN AND TO THE HEREIN DESCRIBED PROPERTY.*

This property is conveyed subject to covenants, conditions, restrictions, exceptions, easements, leases, and reservations of whatsoever nature of record, if any, relating to the above described property, shown of record in Davidson County, Tennessee, and also to the zoning laws and other restrictions, regulations, ordinances or statutes of municipal or governmental authorities, if any, relating to the above described property.

This is improved property known as 4911 Ruskin Avenue, Nashville, Tennessee, 37216.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of September, 1995.

SHEILA ANN MURPHY (BOULEY)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheila Ann Murphy (Bouley), the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

THIS the 5th day of September, 1995.

NOTARY PUBLIC

LISA PARNELL NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

7/27/96

1496 09/07 0101 01CASH 8.00

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00097876
IDENTIF. & REFERENCE

PICK-UP
95 SEP -7 PM 1:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $00.00.

AFFIANT

Sworn and subscribed before me this 5th day of September, 1995.

NOTARY PUBLIC

LISA PARNELL NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

7-27-96.