QUITCLAIM DEED

BOOK 9907 PG 903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1996

Notary Public

MY COMMISSION EXPIRES: 9-24-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lurton E. Lipscomb, Sr. 137 Southridge Drive, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice P. Lipscomb (NAME)	Janice P. Lipscomb (NAME)	MAP 50-2
137 Southridge Drive (ADDRESS)	137 Southridge Drive (ADDRESS)	PARCELS 26, 27,
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	AND 71

Mail

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Lurton E. Lipscomb, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jancie P. Lipscomb

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Being Lot No. 63, Willow Creek Subdivision, Section III, as of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regal Group IV, a Tennessee General Partnership by deed from Jack F. Kemp, Secretary of Housing and Urban Development of record in Book 8072, Page 607, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6217, Page 956, and Book 6620, Page 858, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This Conveyance being Map 50-2, Parcel 71.

TRACT TWO:
Being Lot No. 97, Willow Creek Subdivision, Section I, as of record in Plat Book 5200, Page 629, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regal Group IV, a Tennessee General Partnership by deed from Jack F. Kemp, Secretary of Housing and Urban

CONTINUED

unimproved ( )
This is improved (X) property, known as 3405 Meadow Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
1925 Westchester Drive, Nashville, TN 37207
1929 Westchester Drive, Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hand this 3rd day of January, 19 96

By: Lurton E. Lipscomb, Sr.

BOOK 9907 PG 904

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Lurton E. Lipscomb, Sr.

the 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 _____, Tennessee, this 3rd day of January, 1996.

Commission expires 9-21-96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

96 JAN -3 PM 2:51
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
01376114

LEGAL DESCRIPTION CONTINUATION

Development of record in Book 8072, Page 595, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6217, Page 956, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This Conveyance being Map 50-2, Parcel 26.

4298 01/03 0101 03CHECK 8.00

TRACT THREE:
Being Lot No. 98, Willow Creek Subdivision, Section I, of record in Book 5200, Page 629, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regal Group IV, a Tennessee General Partnership by deed from Jack F. Kemp, Secretary of Housing and Urban Development of record in Book 8072, Page 598, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6217, Page 956, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This Conveyance being Map 50-2, Parcel 27.

BEING THE SAME PROPERTY CONVEYED TO LURTON LIPSCOMB AND JANICE LIPSCOMB BY REGAL GROUP II AS OF RECORD IN BOOK 9748I PAGE 56