RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
Attorneys at Law
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: Wade M. Craig, Jr. and wife,
Polly Nelson Craig (GRANTORS)

TO: Margaret C. Craig (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Margaret C. Craig 27 Lexington Green Nashville, TN 37215	SAME	131-01-J-09

BOOK 9814 PG 822

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, Wade M. Craig, Jr., and wife, Polly Nelson Craig, GRANTORS, by these presents do hereby quitclaim unto Margaret C. Craig, GRANTEE, her heirs and assigns, seven percent (7%) of our original, undivided 25% interest, which leaves us with a 11% interest and vests 89% interest in GRANTEE, in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lexington Green, of record in Book 6900, Page 198, said Register's Office, to which Plan reference is hereby made for a more accurate description of said lot.
>
> Being the same property conveyed to Margaret C. Craig and Wade M. Craig, Jr. and wife, Poly Nelson Craig, by Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Book 7466, Page 534, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Restrictive covenants contained in instrument of record in Book 2392, page 139 and Book 7118, page 21, said Register's Office.
>
> 2. The Plan of record in Book 6900, page 198, said Register's Office, Owner's Certificate, certain setback lines, easements and note to which Plan reference is made.
>
> 3. Easement for sanitary sewers and/or storm drainage of record in Book 4159, page 121, said Register's Office.

The above description is identical to that contained in the prior deed to this property.

This is improved property known as 27 Lexington Green, Nashville, Tennessee 37215

AND GRANTORS do hereby quitclaim unto GRANTEE, her heirs and assigns, a seven percent (7%) interest of their undivided 25% interest in the property described above to which reference is here made, with a resulting 11% interest in GRANTORS and a 89% interest

in GRANTEE, and said property interest, is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands, this 2 day of January, 1996.

GRANTORS:

Wade M. Craig, Jr.

Polly Nelson Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Arne Carothers, a Notary Public in and for said State and County duly commissioned and qualified, Wade M. Craig, Jr., and wife, Polly Nelson Craig, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained,

WITNESS my hand, at office, this 2nd day of January, 1996.

Ruth Arne Carothers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ NONE.

Wade M. Craig Jr.
AFFIANT

Sworn to and subscribed before me, this 2nd day of Jan., 1996.

Ruth Arne Carothers
NOTARY PUBLIC

My Commission Expires: 11-28-98

96 JAN 11 AM 10:39
DAVIDSON COUNTY, TN

0139944
IDENTIFICATION/REFERENCE