Box 17

THIS INSTRUMENT WAS PREPARED BY:
DAVID F. CANNON, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
STEPHEN CLARK BOYD 1604 Forrest Avenue Nashville, TN 37206	Same	p/o Map 155 Parcel 57.2

QUITCLAIM DEED

BOOK 9924 PG 850

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, we, Fred W. Boyd and wife, Jean Boyd, the Grantors, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Stephen Clark Boyd, the Grantee, his successors and assigns forever, all of our right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Being a tract of land as shown on property Map 155, Assessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by Roy Flowers on the south; Danny Doll and Mary Mayfield on the west; Fred Boyd remainder on the north; and Walter C. Boyd on the east, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 5106 Old Harding Road, Franklin, TN 37064, dated October 13, 1995, and more particularly described as follows:

Commencing at an existing iron pin on the north side of a drive leading to Collins Road, said pin being the northwest corner of Fred W. Boyd (Ref. Deed Book 4247, page 130, R.O.D.C.) and the northeast corner of Mary Boyd Mayfield (Ref. Deed Book 3831, page 882, R.O.D.C.) thence with the common line of Boyd and Mayfield South 09 deg. 03' 39" West 744.30 feet to an iron pin set on the west edge of a drive, the true point of beginning for the following described tract:

Beginning at an iron pin set on the west edge of a drive in said Mary Mayfield's east line, thence leaving Mayfield and with a new line South 82 deg. 07' 59" East 419.48 feet to an iron pin set in the west line of Walter C. Boyd (Ref. Deed Book 3466, page 541 R.O.D.C.); thence with Boyd's west line South 08 deg. 05' 55" West passing a second Boyd tract (Ref. 3831, page 878, R.O.D.C.) 739.40 feet to an existing iron pin at a fence corner, Walter Boyd's southwest corner in Roy C. Flower's north line (Ref. Deed Book 8860, page 559 R.O.D.C.); thence leaving Boyd and with Flower's north line passing just south of the fence North 82 deg. 07' 59" West 432.70 feet to an iron pin set at a corner post in Danny G. Doll's east line (Ref. Deed Book 6175, page 443, R.O.D.C.); thence leaving Flower's and with Doll's west line North 09 deg. 09' 16" East 487.20 feet to an existing iron pipe in the center of a drive, the northeast corner of Doll and the southeast corner of the aforementioned Mary Mayfield; thence leaving Doll and with Mayfield North 09 deg. 03' 39" East 252.37 feet to the true point of beginning, containing 7.23 acres, more or less.

INCLUDED in the above description is a 40 foot non-exclusive ingress-egress easement leading from the terminus of Collins Road to the Mary Boyd Mayfield property whose north line is described as follows: Beginning at a point on the terminus of the Collins Road pavement in Fred W. Boyd's north line thence with the north margin of said 40 foot easement and Boyd's line South 80 deg. 06' 07" East 324.93 feet to an existing iron pin in a fence, Boyd's northwest corner.

INCLUDED in the above description is a 26 foot non-exclusive reciprocal ingress - egress easement leading from the Collins Road Drive to the south property line of the above 7.23 acre tract described as follows: Beginning at an iron pin in a fence the northwest corner of Fred W. Boyd and the northeast corner of Mary Mayfield; thence with the center of a 26 foot reciprocal non-exclusive easement South 09 deg. 03' 39" West 996.67 feet to an existing iron pipe in a drive, Danny Doll's northeast corner, thence leaving Mayfield and with Doll's east line continuing with said easement South 09 deg. 09' 16" West 487.20 feet to an iron pin set at a corner post.

Being part of the same property conveyed to Fred W. Boyd and wife, Jean Boyd by deed from Dorothy Boyd Dale of record in Book 4247, page 130, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 31st day of December, 1995.

Fred W Boyd
FRED W. BOYD

Jean Boyd
JEAN BOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred W. Boyd and Jean Boyd, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1995.

My Commission Expires:
4/22/97

Laura A. Beasley
NOTARY PUBLIC

BOOK 9924 PG 852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Stephen C Boyd
AFFIANT

Subscribed and sworn to before me this 31st day of December, 1995.

My Commission Expires:
11/22/97

Laura A. Beasley
NOTARY PUBLIC

011,3220
IDENTIFICATION REFERENCE

95 JAN 23 AM 9:14
CLERK & MASTER
DAVIDSON COUNTY TN

0326 01/23 0101 03CHECK 12.00