This instrument was prepared from information furnished by the parties and is not based upon a current examination of the public record, by:

BOOK 9945 PG 88

PREPARED BY/RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

FROM: RH & RH, INC.
TO: RONALD DOUGLAS HUDDLESTON
ADDRESS OF NEW OWNER: Ronald Douglas Huddleston
1475 Madison Creek Rd. Goodlettsville, TN. 37072

MAP & PARCEL NUMBER: 61-15-101

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $ -0-.

Ronald D. Huddleston
AFFIANT

Subscribed and sworn to before me this 8 day of February, 1996.

Kimberly Warren
NOTARY PUBLIC

My Commission Expires: July 26, 1997

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged I/We, RH & RH, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto RONALD DOUGLAS HUDDLESTON, Unmarried, all our interest, estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 4 and the westerly 25 feet of Lot No. 5, of Block "C", on the Map of Sunnymeade, as of record in Book 974, Pages 56 & 57, Register's office for said county, to which plan reference is hereby made for a more complete description.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Ardee Avenue and run back 194.5 feet on the westerly line of Lot 4, and 198.15 feet, more or less, on the easterly line of said part of Lot 4, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to RH & RH, Inc., a Tennessee Corporation by deed from Elizabeth Edine Demonbreun, a widow, of record in Book 9591, Page 788, Register's office for Davidson County, Tennessee.

Property address: 1109 Ardee Avenue, Nashville, TN 37216

This conveyance is Subject to restrictions of record in Book 1066, Page 225, as amended in Book 1066, Page 511, as rerecorded in Book 1108, Page 689, affecting both lots; restrictions in Book 1160, Page 106 as to Lot 4; and restrictions in Book 1258, Page 274, as to the west 25 feet of Lot 5, all being of record in the Register's office for Davidson County, Tennessee.

This conveyance is subject to an installment, payable to Debroah Sue Demonbreun Gibson Palmer in the principal amount of $49,500.00, as contained within the deed of record in Deed Book 9591, Page 788, Register's office for Davidson County, Tennessee.

This conveyance is also Subject to an 8 foot easement for utilities along the northerly or rear line of the lot as shown on the plan of record in book 974, Pages 56 & 57, Register's office for Davidson County, Tennessee.

This description is the same as in the previous deed of record.

This conveyance is subject to all restrictions and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of January 1996.

RH & RH, Inc.

Ronald Wayne Hester President
Ronald Wayne Hester, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County above, Ronald Wayne Hester, in his capacity as President of RH & RH, Inc.,with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that he is the President the maker and is authorized to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 8 *day of February, 1996.*

Kimberly Warren
NOTARY PUBLIC

My Commission Expires: July 26, 1997

NOTARY PUBLIC

7116 02/12 0101 03CHECK 8.00

96 FEB 12 AM 10:30

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01149568