268

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Victoria Burroughs 709 2nd Avenue South Nashville, TN 37210	NEW OWNER	Part of Map 93-11 Parcel 154

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
Prepared from information furnished by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Charles A. Ritzen, by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property located in **Davidson County**, State of Tennessee described hereinbelow unto Victoria L. Burroughs, her heirs and assigns, to wit:

Being a portion of Lot Number 6 on the plan of Campbell's South Nashville Plan of Lots as of record in Book "U", Page 682, R.O.D.C., Tennessee and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated Feb. 20, 1996 as follows:

Beginning at a "P.K." Nail in the Westerly margin of Second Avenue South as presently located, said point being the Southeast corner of Parcel 246 on Map 93-11 and being the Northeast corner of Parcel 154; thence, leaving said westerly margin along the common line of said parcels, South 66 Degrees 31 Minutes 08 Seconds West 19 Feet to a point; this being the point of beginning for this described easement; thence, continuing along said common line South 66 Degrees 31 Minutes 08 Seconds West 63.0 Feet to a point; thence, leaving the common line of parcels 154 and 246 along new lines along the South line of Parcel 246, North 23 Degrees 28 Minutes 52 Seconds West 0.40 Feet to a point; thence, North 66 Degrees 31 Minutes 08 Seconds East 63.0 Feet to a point; thence, South 23 Degrees 28 Minutes 52 Seconds East 0.40 Feet to the point of beginning containing 25.20 Square Feet more or less.

Being his interest in a portion of the same property conveyed to Charles A. Ritzen by deed from Adrienne W. Ritzen of record in Book 9882, Page 966, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 1996.

Notary Public

My Commission Expires 7-24-97

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22ND day of February, 1996.

X _____
CHARLES A. RITZEN

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles A. Ritzen,** 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 NASHVILLE, **Tennessee, this** 22ND **day of February, 1996.**

_____
NOTARY PUBLIC

HARRY S. PHELPS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 1999

IDENTIF. ↑ REFERENCE

96 FEB 26 PM 2:08
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1543 02/26 0101 03CHECK 8.00