ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sylvia S. Taylor and Sylvia A. Taylor Osborne 1016 Virginia Avenue Nashville, TN 37216	Sylvia S. Taylor 1016 Virginia Ave. Nashville,TN 37216	Map 061-11-0 Parcel 154.00

This instrument prepared by: J.E. Spruill, Attorney
104 Woodmont Blvd., Suite 115, Nashville, TN 37205, from information furnished by the parties hereto.

Q U I T C L A I M D E E D

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, Sylvia S. Taylor (hereinafter referred to as the "Grantor"), by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property described hereinbelow subject however, to a life estate in the Grantor, Sylvia S. Taylor, during the term of her life as below recited, unto my daughter Sylvia A. Taylor Osborne (hereinafter referred to as the "Grantee"), her heirs and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

Being the easterly one half of lot Number 25 of the Burrus Subdivision of lot Number 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said part of lot Number 25 fronts 50 feet on the southerly side of Virginia Street and runs back 215-3/4 feet, more or less, on the west line to the north line of lot number 18 in said plan.

Being the same property conveyed to Sylvia S. Taylor by Deed from Sylvia Ann Taylor Clay of record in Book 3576, page 102, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1016 Virginia Avenue, Nashville, Tennessee 37216.

This is the same legal description as was used in the last deed of record.

0171525
IDENTIF. & REFERENCE
96 APR 15 PM 2:37
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 0.00

Sylvia A Taylor Osborne
Affiant

[Subscribed and sworn to before me this
[13th day of April, 1996.

J E Spruill
Notary Public

[My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the same to the Grantee, her heirs and assigns, forever, subject however, to a life estate therein expressly reserved to Sylvia S. Taylor, the Grantor herein, so long as she may live.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of April, 1996.

Sylvia S. Taylor
SYLVIA S. TAYLOR

0605 04/15 0121 03CHECK 8.00

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 Sylvia S. Taylor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 1996.

J E Spruill
Notary Public

My Commission Expires: 10-12-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

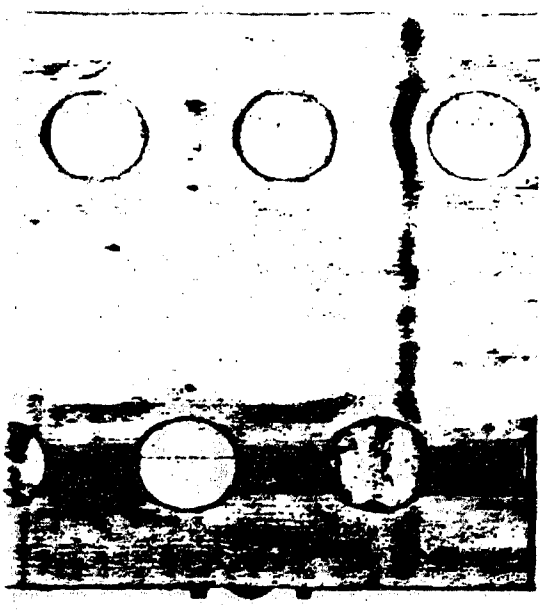
RECEIVED OF _____

FOR _____

RBK 10015 PG 821

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171525
IDENTIF. & REFERENCE

96 APR 15 PM 2:37

FELIX Z. WILSON, II
DAVIDSON CO. TN.

No. 1023643