Prepared by: Gerald E. Ingram
1032 Barrel Springs Hollow Rd.
Franklin, TN 37069

10027 PG 970

QUITCLAIM DEED MP 103-08-0 190.00

For and in consideration of the sum of $1.00 and love and affection.

I, Edna H. Ingram do by these presents remise, release and quitclaim unto the said Gerald E. Ingram and wife, Ida L. Ingram, their heirs and assigns forever, all of my right, title, interest and claim in and to a certain tract or parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

Said part of lot No. 356 is described as follows: Beginning at the southwest corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the northeast corner of said lot No. 356, thence with the southerly margin of said alley westerly 171-7/8 feet, more or less, to a point; thence southerly 100 feet more or less to a point; thence easterly 180 feet to the westerly margin of Cambridge Avenue; thence 170 feet northerly along the westerly margin of Cambridge Avenue to the point of beginning.

Excepted from and exclude from the above described tract is the following: 4541 04/26 0101 01CASH 8.00

Beginning at an iron pin in the corner of the intersection of Cambridge Avenue and a 15 foot alley, said pin marking the northeasterly corner of said Lot No. 356; thence in a southwesterly direction along the southerly margin of said alley, a distance of 171-7/8 feet to a point; thence southwardly 100 feet to a point in the southerly line of said Lot No. 356 which is 180 feet westwardly from the southeasterly corner of said Lot No. 356; thence easterly along the southerly line of said Lot No. 356, 85.1 feet to an iron pin which is 94.9 feet westwardly from the southeasterly corner of said Lot No. 356; thence in a northwestwardly direction 82.4 feet to an iron pin located 111.75 feet westwardly from the westerly margin of Cambridge Avenue; thence in an easterly direction 111.75 feet to an iron pin in the westerly margin of Cambridge Avenue; thence in a northerly direction along the westerly margin of Cambridge Avenue a distance of 93.5 feet to the point of beginning.

The property being conveyed by this instrument is shown as lot number 1 on the survey attached hereto as Exhibit A.

Being part of the property conveyed to Frank P. Ingram and wife, Edna H. Ingram, by deed from Joseph E. Guschke, and wife, Patricia E. Guschke of record in Book 2281, page 567, Register's office for Davidson County, Tennessee.

Witness my hand this 25th day of April, 1996.

Edna H. Ingram

96 APR 26 AM 10:06

0175237

STATE OF TENNESSEE
Davidson County

Personally appeared before me Edna H Ingram, a Notary Public in and for said County and State, the within named Edna H. Ingram The bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 1996.

Commission expires
My Commission Expires May 30, 1999

Heather H MacArthur
Notary Public

Affiant (EHM) Known X Produced ID
Type of ID TN DL 060416622
(Seal)

New Owner and
Send Tax bills to: Gerald E. Ingram Mail
1032 Barrel Springs Hollow Rd.
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

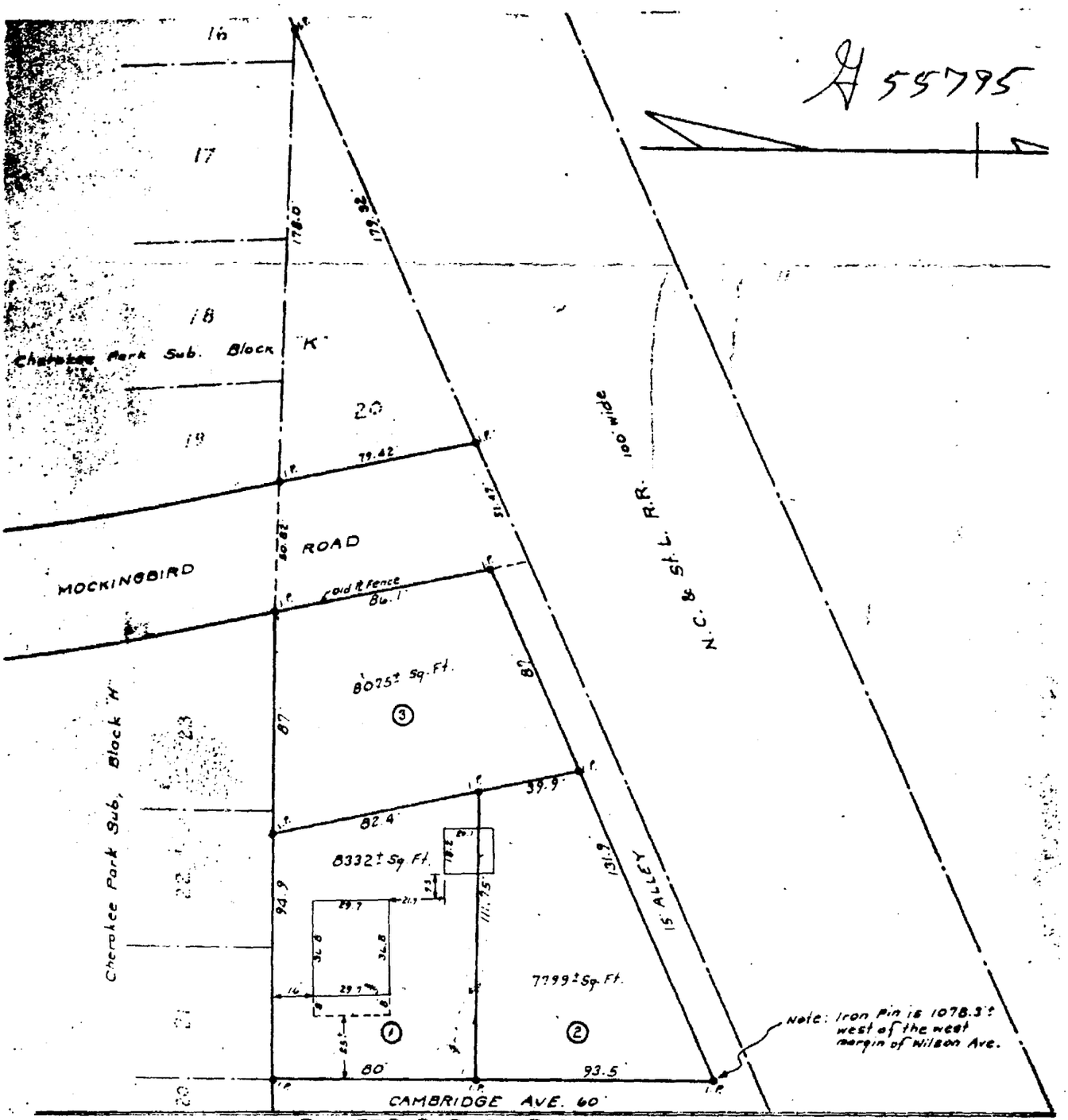
Gerald E. Ingram
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April 1996.

D. Edwards
Deputy Register

10027 971

55795



OWNERS SURVEY FOR BROOKS REALTY CO.,
NASHVILLE, TENN.

OWNER Frank Ingram

SUBDIVISION Richland Realty Co's. Division "C"

LOT. NO. A division of the easterly part of Lot No. 356 into 3 lots.

RECORD Bk. 421, P. 31, R.O.D.C., Tenn.

HOUSE NO. 4000

SCALE 1" = 50'

DATE June 11-1956

SURVEYOR T.R. Sanford

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LOT SHOWN ABOVE, BEING ON THE Westerly SIDE OF Cambridge Ave., AND THAT THE ABOVE PLAT TRULY SHOWS THE LINES AND LOCATION OF SAID LOT AND THE BUILDINGS THEREON. ordinary fitness.

GUAR. NO. _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A