STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BK/PG 10045/PG826

The actual consideration for this transfer is NONE.

James C. Cowan III
Affiant

Subscribed and sworn to before me on this 9th day of May, 1996.

Notary Public

My commission expires: July 24, 1999

NOTARY PUBLIC AT LARGE

Mail

This instrument was prepared by:

James W. Wilson, Jr.
Attorney at Law
8120 Sawyer Brown Road, Suite 101
Nashville, Tennessee 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
James C. Cowan, III 7204 Birch Bark Drive Nashville, Tennessee 37221	Southeastern Mortgage of TN, Inc. 565 Marriott Drive, Suite 250 Nashville, Tennessee 37214	Map 142-11-0 Parcel 099.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Cathy C. Cowan, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto James C. Cowan, III, his heirs, successors and assigns, her entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Section II, Valley West of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 39 fronts 108 feet on the westerly side of Birch Bark Drive and extends back 170.99 feet on the northerly line and 181.05 feet on the southerly line, to a dead line in the rear on which it measures 132.60 feet, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to James C. Cowan, III and wife Cathy C. Cowan by deed from E. Phil Grammar and wife Lina W. Grammar, of record in Book 9545, Page 229 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3833, Page 789, as amended in Book 3838, Page 501, and in Book 4238, Page 811, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9 day of May, 1996.

Cathy C. Cowan
CATHY C. COWAN

BOOK 10045 PG 827

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 Cathy C. Cowan, 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 the 9th day of May, 1996.

Notary Public

My commission expires: July 24, 1999

JULIE W WILSON JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

0180375
IDENTIF. ↑ REFERENCE

96 MAY -9 PM 2:03

LUCY A. BURNETT REGISTER
DAVIDSON COUNTY, TN.

REC'D 05/09 OLOL 03CHECK 8.00