After Recording, Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

BOOK 10049 PG 676

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **ERNESTINE S. RIGGINNS, A SINGLE PERSON** do hereby bargain, sell, release, remise, quitclaim and convey unto **ERNEST MARVIN SUTTON, SR.** all my right, title and interest in and to the following described real estate, to-wit:

1445 05 14 0101 03CHECK 8.00

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Lakeland of record in Plat Book 2133, page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ernestine S. Riggins, a single person , by deed from Carl N. Price and wife, Mary H. Price, recorded August 5, 1994, of record in Book 9429, page 961, Register's Office for Davidson County, Tennessee

This conveyance is made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 10TH day of MAY, 1996.

Ernestine S. Riggins
ERNESTINE S. RIGGINS

96 MAY 14 PM 2:12
REGISTER
DAVIDSON COUNTY, TN.

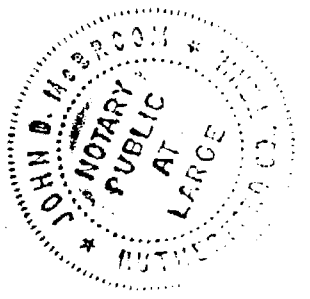
0181577
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF

On this 10TH day of MAY, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ERNESTINE S. RIGGINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

John D. McBroom
Notary Public

My Commission Expires: 03/16/99



STATE OF TENNESSEE
COUNTY OF

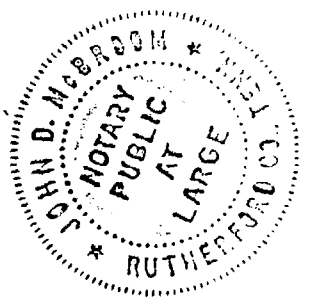
The actual consideration or value, whichever is greater, for this transfer is $ - 0 -, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10TH day of MAY, 1996.

John D. McBroom
Notary Public

My Commission Expires 03/16/99



THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP 95-12 PARCEL 80

Property Known As:

2556 Lakeland Drive
Nashville, TN 37214

Mail Tax Notice To:
Ernest Marvin Sutton, Sr.
Same