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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0447571 05/22/96 gh

QUITCLAIM DEED

BOOK 10080 PG 48

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Ellen P. Johnson 143 Prospect Hill Nashville, Tenn. 37205	Same	Map 116-8F Parcel 143

WHEREAS, I, John Settle Johnson, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Ellen P. Johnson;

WHEREAS, I now desire to convey to my spouse, Ellen P. Johnson, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, John Settle Johnson, do hereby quitclaim and convey unto my spouse, Ellen P. Johnson, all of my right, title and interest in and to the following described tract or parcel of land hereinafter described as follows:

> Land in Davidson County, Tennessee, being a certain building site being Lot No. 143, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.
>
> Being the same property conveyed to John Settle Johnson and wife, Ellen P. Johnson, by deed of record in Book 5299, page 641, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, and Book 5152, page 401, said Register's Office and by setback lines, easements, limitations and conditions as shown on said plan of record.

This is improved property known as 143 Prospect Hill, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of June, 1996.

John S. Johnson

John Settle Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John Settle Johnson, the within named 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, at office, this 5th day of June, 1996.

Tracy L. Myers

Notary Public

My Commission Expires:
My Commission Expires January 20, 1999

TRACY L MYERS NOTARY PUBLIC DAVIDSON COUNTY

TAX 12.00 01:01 03CHECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Ellen P. Johnson

Subscribed and sworn to before me
this 5th day of June, 1996.

Notary Public

My Commission Expires:

My Commission Expires January 20, 1999

TRACY L. MYERS NOTARY PUBLIC DAVIDSON COUNTY

0190507
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.