THIS INSTRUMENT PREPARED BY:
J. Thomas Martin
Suite 600, 49 Music Square West
Nashville, TN 37203

BK/PG 10090:306

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Brian Jackson P.O. Box 58070 Nashville, TN 37205	Same	Map 104-9 Par 157

For good and adequate consideration, I, Ilene Berns, ("Grantor" herein), by these presents do hereby quitclaim and convey all right, title, and interest I might have in the within described tract or parcel of land unto Brian Jackson) ("Grantee" herein), his heirs and assigns, certain real estate in Davidson County, Tennessee, being more fully described as follows:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 61 of Block No. 3, on the Plan of Richland Realty Company Division A, as shown on plat of record in Plat Book 161, page 151, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

ACCORDING to a printed copy of an unregistered plan, subdividing said blocks into small lots, said part of Lot No. 61 fronts 50 feet on the northerly side of West End Avenue and runs back 200 feet to a dead line, and measures 44.75 feet thereon.

Being the same property conveyed to Brian Jackson and Ilene Berns, by Deed of Record in Book 9727, page 440, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0-.

Subscribed and sworn to before me this 7 day of June, 1996.

Affiant

My Commission Expires May 23, 1998

My Commission Expires:_____ NOTARY PUBLIC

This is improved property known as 3516 West End Avenue, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BOOK 10090 PG 307

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of June, 1996.

Ilene Berns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ilene Berns, the within named 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 Nashville, Tennessee, this 7 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 23, 1998

0194037
IDENTIF. & REFERENCE

96 JUN 18 PM 1:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.