This Instrument Was Prepared By:

Nashville Escrow Co.
2209 Crestmoor Road, Suite 110
Nashville, TN 37215

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BOOK 10111 PG 743

QUITCLAIM DEED

FROM: Betty Climer

TO: Betty Climer and William B. Rivers, as tenants in common

ADDRESS NEW OWNER(S) AS FOLLOWS:
1908 Fatherland Street.
Nashville TN 37206

SEND TAX BILLS TO: Same as Above

MAP-PARCEL NUMBERS: 83-14-226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

William B. Rivers
Affiant

Subscribed and sworn to before me, this the 25 day of June, 1996, _____.

Notary Public
My Commission Expires: 5/30/99

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, Betty Climer, unmarried, Grantor, has hereby quitclaimed, and by these presents does transfer and convey all of their interest unto Betty Climer & William B. Rivers, the said Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT

Being the same property conveyed to (refer to derivation clause) by Deed from _____ of record in Book _____, page _____, Register's Office for _____ County, Tennessee.

This is improved property known as 1908 Fatherland Street, Nashville, TN 37206

B.C.

0200466

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IN WITNESS WHEREOF, we have hereunto set our hands on this the 25th day of June, 1996, _____.

X Betty Climer
Betty Climer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of June, 1996, _____, before me personally appeared Betty Climer 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 acknowledged that she executed the same as _____ free act and deed.

Witness my hand and seal this 25 day of June, 1996, _____.

Notary Public

My Commission Expires:

5/30/99

MARTHA ANN BLAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

THAT CERTAIN PROPERTY IN THE STATE OF TENNESSEE, DAVIDSON COUNTY, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6 IN BLOCK "C" OF PRIEST HOMES PLACE SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET FORMERLY VAN SINDERIN STREET AND RUNS BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO T.A. CLIMER AND WIFE, CORA LEE CLIMER BY DEED FROM JOHN A. BEALAFELT AND WIFE, AGNES M. BEALAFELT OF RECORD IN BOOK 691 PAGE 105 SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROBERT A. CLIMER AND BETTY CLIMER BY LAST WILL AND TESTAMENT OF THOMAS A. CLIMER OF RECORD IN BOOK 109 PAGE 261 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROBERT A. CLIMER NOW BEING DECEASED. WILLIAM B. RIVERS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE.

B. C.

1995 12/05 01:01 33CHECK 12.00