This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue North, Suite 103
Nashville, TN 37201

BOOK 10121 PG 523

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 1/20/99

0203813
IDENTIFICATION REFERENCE

96 JAN 15 PM 3:42

PICK-UP

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Robert L. Jackson 214 2nd Avenue N. Suite 103 Nashville, TN 37201	First Investment Co. P.O. Box 749 Columbus, OH 43216-0749	093-02-3 05W-02510

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **ROBERT L. JACKSON**, now a single person, by these presents do hereby quitclaim and convey one-half (½) undivided interest in and to the following described tract of land unto **JIMMY L. BADGER** and **MARTHA A. BADGER**, to their heirs, successors and assigns, a fee simple estate and in and to the following described tract of land:

LAND in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the original town of Nashville, not of record, described as follows:

BEGINNING at a point on the easterly margin of Third Avenue, North 39.4 ft., more or less, South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to Mattie C. McConnell, by deed from Elizabeth C. Thompson of record in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Third Avenue, North, southwardly 20 feet 5 inches to the northwest corner of the property conveyed to Walter Bracey by deed from Richard F. Rowland, et al, of record in Book 1081, page 329, said Register's Office; thence with Bracey's northerly line, eastwardly 108 feet 4 inches, more or less to the westerly margin of an alley; thence with said alley, northwardly 20 feet 5 inches to the southeast corner of the McConnell Property; thence with McConnell's southerly line, westwardly 108 feet 4 inches, more or less, to the beginning.

BEING the same property conveyed to Robert L. Jackson by deed of record in Book 7879, Page 789, Register's Office for Davidson County, Tennessee. This conveyance is pursuant to the terms of the Final Decree of Divorce heretofore granted by the Fourth Circuit Court for Davidson County, Tennessee in October, 1989, and is a further division of the marital estate, and Elizabeth Ann Jackson hereby conveys whatever interest she may have in said property, especially her partial interest.

THIS is improved property known as 216 Third Avenue North, Nashville, TN 37201.

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

Witness my hand this 1st day of JANUARY, 1996.

Robert L. Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Jackson, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of January, 1996.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/30/99

RECEIVED FOR RECORD 3.00