BOOK 10179 PG 273

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cynthia Sharer Berkley and Rupert A. Francis 201 Brandywine Drive Old Hickory, TN 37138	Same	Map 75-6 Parcel No. 154

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Rupert A. Francis, ("Grantor") hereby sells and quitclaims to Cynthia Sharer Berkley, an individual ("Grantee"), her heirs and assigns, a one-half (1/2) undivided interest as a tenant in common in all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 4352 Lebanon Road, Hermitage, TN 37075.

Executed as of the 26 day of August, 1996.

96 SEP -5 AM 9:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0221513
IDENTIFICATION REFERENCE

RUPERT A. FRANCIS, Grantor

STATE OF FLORIDA)
COUNTY OF BROWARD)

Personally appeared before me, a Notary Public in and for said County and State, the within named Rupert A. Francis, the grantor, 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 contained.

Witness my hand, this 26 day of August, 1996.

NOTARY PUBLIC Doris Loy Chang

My Commission Expires: September 27, 1999

DORIS LOY CHANG
Notary Public, State of Florida
My Comm. expires Sept. 27, 1999
No. CC 495776
Bonded Thru Official Notary Service
1-(800) 723-0121

EXHIBIT A

TRACT 1:

Beginning in the center of the Lebanon Road in the southerly line of the Hermitage Tract of land as the same was processioned by the State of Tennessee in Book 55, page 389, Register's Office for said County, said tract of land west of said road, now known as the Soldier's Home; thence, with the center of said road, South 34 1/2 degrees West 9.25 poles to the northeast corner of the property conveyed to T.L. Baker and wife, by deed from J.M. Hays and wife, of record in Book 596, page 176, said Register's Office, thence with said Baker's northerly line, North 88 1/2 degrees West 20.3 poles, more or less, to said Baker's northwest corner; thence, northwardly 7.875 poles to a stake in the southerly line of the Soldier's Home tract; thence, with said line, South 88 1/2 degrees East 25.2 poles to the beginning containing 1 acre, more or less.

TRACT II:

Beginning at a fence post in the southwest corner of the property conveyed to B.F. Carney and wife, Laura Mae Carney, from Louis Anderson Moss of record in Book 1512, page 193, Register's Office for Davidson County, Tennessee; thence North 88 degrees 40 minutes West 176 feet to an iron pin; thence, North 1 degree 27 minutes West 129.4 feet to an iron pin; thence South 88 degrees 40 minutes East 176 feet to a fence post; thence, in a southerly direction 129.4 feet to the point of beginning.

INCLUDED in the above description of EXCLUDED from this conveyance is that tract conveyed to the State of Tennessee of record in Book 6240, page 977, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the westerly margin of Lebanon Road, State Route 24, and the north boundary of John P. Willoughby and wife, thence with the said north boundary North 81 degrees 16 minutes 37.96 seconds West 1 foot more or less to a point; thence with the proposed right-of-way (1) North 38 degrees 18 minutes 01 seconds East 131 feet more or less to a point; (2) North 37 degrees 43 minutes 38.42 seconds East 30 feet more or less to a point; thence with the south boundary of State of Tennessee South 81 degrees 16 minutes 37.96 seconds East 1/2 foot more or less to a point; thence with the said westerly margin southwardly 161 feet more or less to the point of beginning.

BEING the same property conveyed to Rupert A. Francis by deed of record in Book 9375, page 351, Register's Office for Davidson County, Tennessee.

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STATE OF Tennessee)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Cynthia Sharer Berkley
Affiant

Subscribed and sworn to before me this 29 day of August, 1996.

Donna LaGrange McGonough
Notary Public

My Commission Expires: My Commission Expires NOV 28, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

francis.qc

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