THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Joyce W. Burns P.O. Box 37 Pleasant View, TN 37146	Same	Map 69-16 Parcel 131

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration whatsoever, I, R. A. Wells, the Grantor, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Joyce W. Burns, the Grantee, her heirs and assigns forever, all of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, subject to and reserving for myself a life estate in said property, said property is described as follows:

> Being the northerly one-half of Lot No. 17 on the Map of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, as of record in Book 421, page 19, Register's Office for said County.
>
> Said part of Lot No. 17 fronts 53 1/2 feet on the easterly side of the Old Hydes Ferry Pike and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to R. A. Wells and wife, Bessie Wells by deed from Hubert Rankhorn and wife, Bertha Florence Rankhorn of record in Book 3223, page 191, Register's Office for Davidson County, Tennessee. The said Bessie Wells having since died.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 28th day of August, 1996.

R. A. WELLS

0221753
IDENTIF. & REFERENCE

96 SEP -5 PM 1:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4711 09/05 0101 03CHECK

8.

BOOK 10180 PG 168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. A. Wells, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1996.

My Commission Expires:

11/22/97

Laura A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

R. A. Wells
AFFIANT

Subscribed and sworn to before me this 28th day of August, 1996.

My Commission Expires:

11/22/97

Laura A. Beasley
NOTARY PUBLIC