Box 61

Prepared by:
First Title Corporation
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217
T4166

QUITCLAIM DEED

BOOK 10183 PG 589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE MADE THIS 27th DAY OF August IN THE YEAR 1996, between Dana I. Rion, unmarried of the County of Davidson, and State of TN, as party or parties of the first part, hereinafter call the Grantor, and Philip D. Rion of the County of Davidson, State of Tn., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that; Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos 5 and 6 on the Plan of the Subdivision of part of Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S. M. McMurray Engineering Co., July 1, 1940, as follows:

Lot No. 5: Beginning on the westerly margin of the Dickerson Pike at a point 200 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 77 deg. 40' West 89-.3 feet, more or less, to a stake; thence South 18 deg. 55' West 100 feet, to a stake at the corner of Lots Nos. 5 and 6; thence with the line between said two Lots, South 77 deg. 40' East 889.3 feet, more or less, to a stake in the westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning.

Lot No. 6: Beginning on the Westerly margin of the Dickerson Pike, at a point 300 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 5 and 6; thence wight the line between said two Lots North 77 deg. 40' West 889.3 feet, more or less, to a stake; thence South 18 deg. 55' West 100 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the line between said two Lots South 77 deg. 40' West 888.3 feet, more or less, to a stake in the Westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning.

Being the same property conveyed unto Philip D. Rion, by Deed recorded 7/9/92 in Book 8672, page 353, of the Register's Office for Davidson County, Tennessee. See also Book 7005, page 213, of the same Office.

The purpose of this Quitclaim Deed is to release any equitable interest retained or acquired by virtue of Final Order in Divorce, Case #92D-94, of the Fourth Circuit Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and seal this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Dana I. Rion

0223706
IDENTIFICATION REFERENCE

96 SEP 10 PM 3:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6826 09/10 0101 03CHECK
8.00

BOOK 10183 PG 590

STATE OF TENNESSEE

COUNTY OF Davidson

The acutal consideration or value, whichever is greator, for this transfer is $-0-.

Subscribed and sworn to before me, this 27th day of August, 1996.

Philip D. Rion
Affiant

Mrs. Fred L. Pitt
Notary Public

My Commission Expires:
3-22-97

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, ~~they~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 27th day August, 1996.

Mrs. Fred L. Pitt
Notary Public

My Commission Expires:
3-22-97

ADDRESS OF NEW OWNER:
ALSO SEND TAX BILLS TO:

NAME:
Philip D. Rion
713 South Dickerson Pike
Goodlettsville, TN 37072

MAP # 025-120/005.00 and 006.00