BOOK 10191 PG 291

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Blake Allen Chancey
P. O. Box 681852
Franklin, TN 37068

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 52-9
Parcel 139

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, **Raymond Ronald Chancey and Judy Ann Brooks, the only heirs at law of Alice Ruth Brooks Gardener, deceased,** hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **Blake Allen Chancey,** hereinafter called the Grantee, his heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly 85 feet of Lot No. 43 on the Plan of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County.

Said part of Lot No. 43 fronts 85 feet on the southerly side of Fern Bank Drive and runs back 300 feet, more or less, on the northerly line and 295 feet, more or less, on the southerly line, to the Cumberland River, measuring 85 feet thereon.

Being the same property conveyed to Sherman Allen Gardner, Jr. and wife, Ruth Brooks Gardner, by deed from E. L. Radabaugh and wife, Lillian S. Radabaugh, as of record in Deed Book 2294, page 369, Register's Office for Davidson County, Tennessee, and vested in Alice Ruth Gardner by Final Decree of Divorce in the Probate Court of Davidson County, Tennessee, bearing Docket No. 54710 and entered in Minute Book 16B, page 760, Probate Clerk's Office for Davidson County, Tennessee.

Included in the above description, but to be excluded therefrom is a tract of land lying entirely below the 395 foot contour line above mean sea level, situated on the right descending bank of the Cumberland River, in the 11th Civil District of Davidson County, Tennessee, being .02 acres more or less and being the same property conveyed to the United States of America for the Cheatham Lock and Dam Project, Cumberland River Tennessee, by deed from E. L. Radabaugh and wife, Lillian S. Radabaugh, of record in Book 2240, page 427, Register's Office for Davidson County, Tennessee, and to which deed reference is here

0225421
IDENTIF. ↑ REFERENCE

96 SEP 16 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

made. Alice Ruth Brooks Gardner died November 11, 1994, leaving Raymond Ronald Chancey and Judy Ann Brooks as her only heirs at law.

This is improved property known as 1237 Fern Bank Drive, Nashville, Tennessee .

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

IN WITNESS WHEREOF, we have hereunto set our hand this the 5th day of August, 1996.

RAYMOND RONALD CHANCEY

JUDY ANN BROOKS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Ronald Chancey and Judy Ann Brooks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that we executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of August, 1996.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO TENN

NOTARY PUBLIC

My Commission Expires: 10-20-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $40,000.

AFFIANT

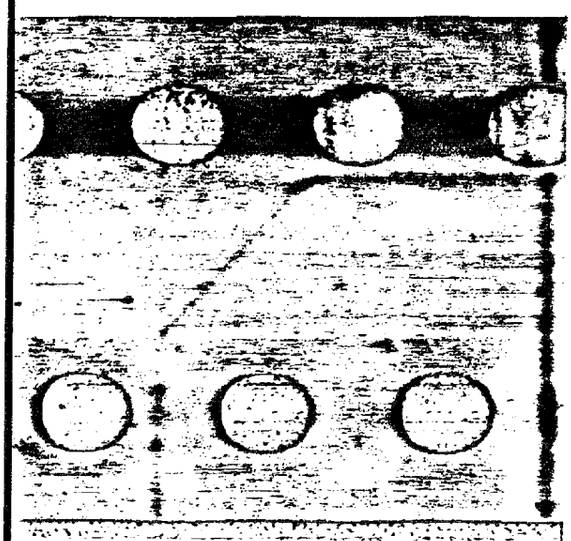
Subscribed and sworn before me this 5th day of August, 1996.

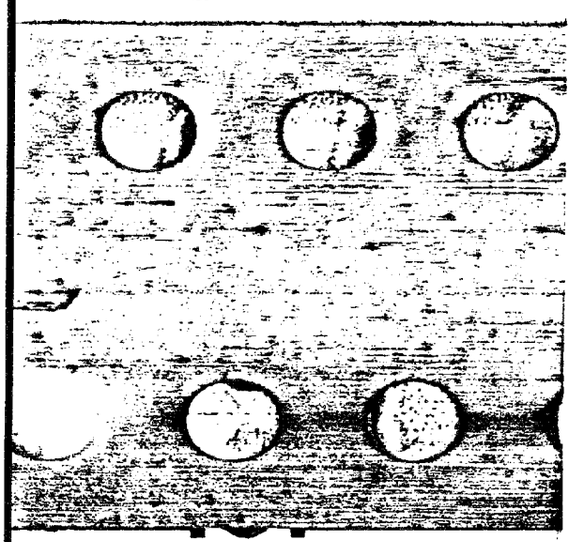
DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO TENN

NOTARY PUBLIC

My Commission Expires: 10-20-99

09/16 01:01 03CHECK 157.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10191 PG 293

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

09/16/96 01 09:44 0001 8460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225221
IDENTIF. ↑ REFERENCE

96 SEP 16 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030904