Box 28

THIS INSTRUMENT PREPARED BY:
WILLIAM L. ROSENBERG
ATTORNEY AT LAW
344 Fourth Avenue North
Nashville, TN 37219-1611

BOOK 10197 PG 811

ADDRESS NEW OWNER AS FOLLOWS:
First Tennessee Bank National Association
P. O. Box 3189
Bristol, Tn. 37625

SEND TAX BILLS TO: Same

MAP-PARCEL NOS.
Map: 75
Parcel: part of 122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value for this transfer, whichever is greater, is Zero.

Affiant

Subscribed and sworn to before me this 10th day of Sept., 1996.

Notary Public

My commission expires: 4/2/99

96 SEP 20 PM 12:38
FELIX A. NILSSON REGISTER
DAVIDSON COUNTY, TN.

0227509
IDENTIF. & REFERENCE

QUITCLAIM DEED

WHEREAS, by a deed of record in Book 6712, page 857, Register's Office for Davidson County, Tennessee, real property in Davidson County, Tennessee was deeded to John A. Harwell, Jr. and wife Cheryl R. Harwell (the "Grantors"), the said property being Land in the 2nd Civil District of

Davidson County, Tennessee, described as Lot No. 1 on the Plan of Addition to Reserved Parcel A, Re-Subdivision of Lot 18, Section Four, Hermitage Estates, as of record in Plat Book 6200, page 230, said Register's Office ("Lot No. 1"); and

WHEREAS, through error and inadvertence, the said plat of Lot No. 1 contains and describes more property than was owned by F.A. Harwell and Brownie Lee Harwell (the "Developers"), the owners of Lot No. 1 when the plat was prepared and recorded in the said Register's Office; and

WHEREAS, the portion of Lot No. 1 as shown on the said plat which was not owned by the Developers (the "Overlap Property") is described more particularly on Exhibit A attached hereto, and is shown on the drawing attached hereto as Exhibit B, both of which Exhibits are incorporated herein by reference; and

WHEREAS, the Overlap Property was, at the time of the recording of the said plat of Lot No. 1, owned by Henry D. Dodson and Marcelle S. Dodson Estes, and, by virtue of subsequent conveyances, now is the property of First Tennessee Bank National Association (the "Bank") as set forth in a deed from John C. Phipps, II and Randal S. Mashburn, Substitute Trustees, of record in Book 8167, page 714, said Register's Office; and

WHEREAS, despite the said plat of Lot No. 1 and the said deed to the Grantors, the Grantors do not own or possess the Overlap Property and they acknowledge that the Bank is the owner of the Overlap Property; and

WHEREAS, the Grantors wish to evidence by this instrument that the Bank is the owner of the Overlap Property, and to remove therefrom any cloud on the title arising out of or resulting from the said plat or the said deed to the Grantors.,

NOW, THEREFORE, FOR AND IN CONSIDERATION of $10.00 cash in hand paid, and for the premises and for the purposes set out herein, **we, John A. Harwell, Jr., and wife, Cheryl R. Harwell, Grantors,** by these presents do hereby quitclaim and convey unto **First Tennessee Bank National Association, its successors and assigns,** all the undersigned's interest in the real property in Davidson County, Tennessee described as follows:

See Exhibits A and B hereto

DAH
CAH

This is unimproved property located on Old Hickory Blvd., Nashville, Davidson County, 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 hands this the 9th day of September, 1996.

John A. Harwell Jr.
John A. Harwell, Jr.

Cheryl R. Harwell
Cheryl R. Harwell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Julie M. Harris, Notary Public, John A. Harwell, Jr. and Cheryl R. Harwell,, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 1996.

Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 3, 2000

95120071.QCD

09/20 01:01 03CHECK 20.00

HERMITAGE ESTATES
SECTION FOUR
P.B.3700 PG.148 R.O.D.C. TN.
ZONING: R-10

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the Second Civil District of Hermitage, Davidson County, Tennessee, being a portion of the property conveyed to First Tennessee Bank National Association by deed of record in Book 8167, page 714, Register's Office for Davidson County, Tennessee (tax map 75, parcel 122), and being described more particularly according to a boundary survey of Hermitage Market Place by E. Roberts Alley and Associates (Ronnie D. Lowery, RLS No. 1685) dated January 31, 1996, as follows:

Commencing at an iron pin in the easterly right-of-way of Terry Lane at the southerly terminus of the said Lane, also being the northeasterly corner of the said property conveyed to First Tennessee Bank National Association; thence with the easterly property line of the said First Tennessee Bank National Association property South 15 deg. 28 min. 32 sec. East 515.17 feet to an iron pin; thence South 15 deg. 25 min. 38 sec. East 12.05 feet to the POINT OF BEGINNING; thence

1. With the easterly property line of the said First Tennessee Bank National Association property South 15 deg. 25 min. 38 sec. East 120.85 feet to a point; thence

2. leaving said property line North 62 deg. 19 min. 36 sec. West 82.55 feet to a point; thence

3. North 27 deg. 39 min. 24 sec. East 88.24 feet to the point of beginning and containing 3,642 square feet or 0.08 acres more or less.

Being a portion of the property conveyed to First Tennessee Bank National Association by deed from John C. Phipps II and Randal S. Mashburn, Substitute Trustees, recorded in Book 8167, page 714, Register's Office for Davidson County, Tennessee. It also is a portion of Lot 1 on the Plan of Addition to Reserve Parcel "A", Re-Subdivision of Lot 18, Section Four, Hermitage Estates, as recorded in Plat Book 6200, page 230, said Register's Office, which said Lot 1 was conveyed to John A. Harwell, Jr. and wife, Cheryl R. Harwell be deed from F. A. Harwell and wife, Brownie Lee Harwell of record in Book 6712, page 857, said Register's Office.

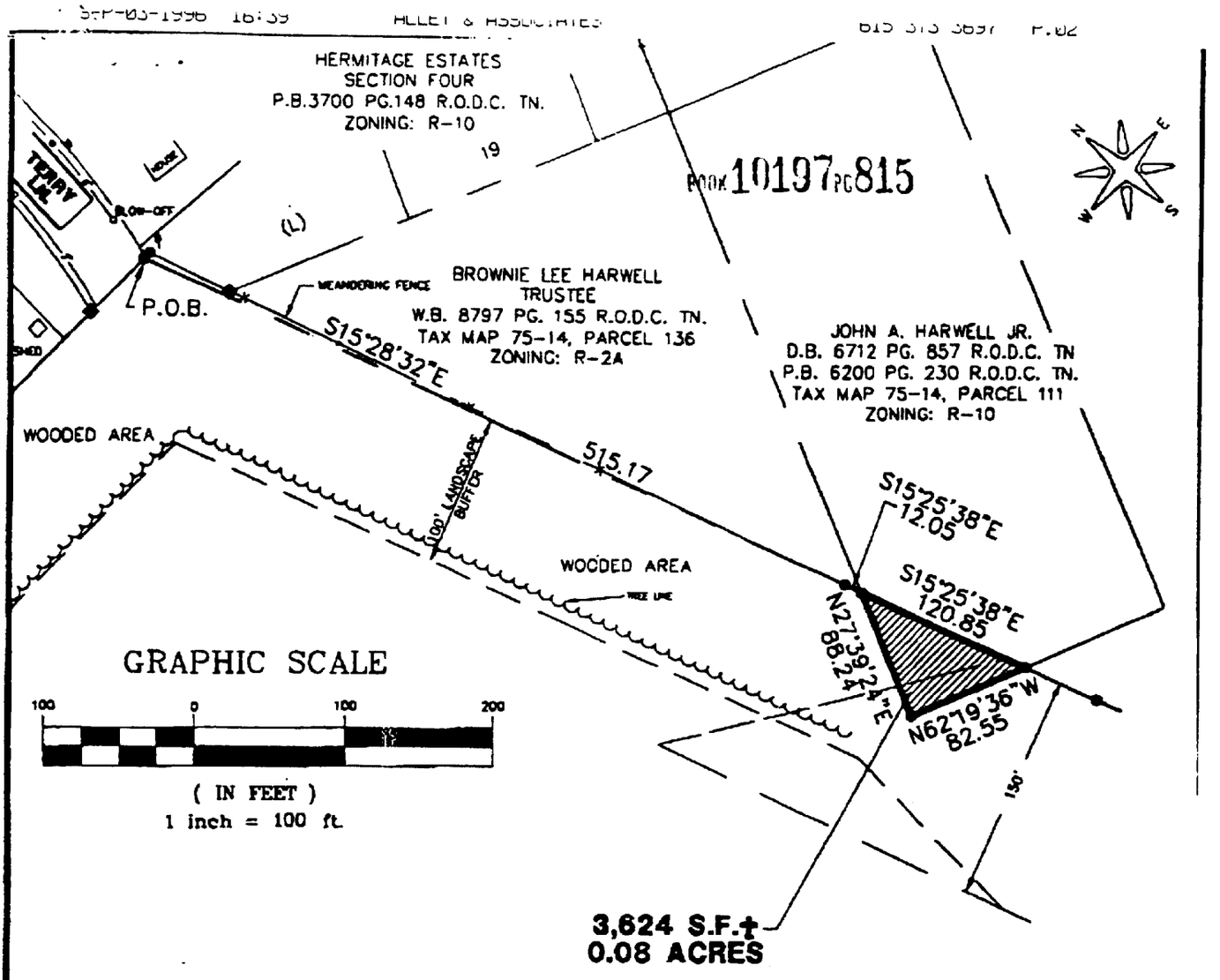


EXHIBIT "B"

DRAWN BY:	DBN
CHECKED BY:	TDC
DATE:	8/29/96

E. ROBERTS
Alley & Associates
INCORPORATED
Consulting Engineering
BRENTWOOD P.O. BOX: 2369 TENNESSEE
PHONE: (615) 373-1567 FAX (615) 373-3697

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED