BOOK 10204 PG 401

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DELORES A. MCKISSACK, ETAL 3224 HINKLE DRIVE NASHVILLE, TN 37218	SAME	MAP 80.08 PARCEL 316

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, DELORES A. McKISSACK, SINGLE hereinafter referred to as Grantor, do hereby Quitclaim and convey unto CHRISTEEN WELCH, TRUSTEE, hereinafter referred to as Grantee, her successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF BORDEAUX HILLS ADDITION, AS OF RECORD IN BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DELORES A. MCKISSACK, SINGLE BY DEED FROM RANDALL PHILLIPS BUILDERS, INC., DATED JUNE 13, 1973, AND OF RECORD IN BOOK 4718, PAGE 801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO:
1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) 1996 TAXES AND SUBSEQUENT YEARS.
3) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 9, Register's Office for DAVIDSON County, Tennessee, including but not limited to 40 foot setback line from the front line of said lot, a 23' easement for public utility and drainage purposes along the rear side and a 2.5 x 30 foot utility anchor easement across the southeast and southwest lines and a easement for gas pipeline across the front 35' of said lot.
4) Property is subject to Restrictive Covenants contained in Book 4495, Page 859, Register's Office for DAVIDSON County, TENNESSEE.
5) Property is subject to an easement for sanitary sewer granted to Metropolitan Government of record in Book 4488, Page 656, Register's Office for Davidson County, Tennessee.

AND NOW I, the said CHRISTEEN WELCH, TRUSTEE, do hereby quitclaim and convey unto DELORES A. McKISSACK AND BENITA McKISSACK, as tenants in common, their heirs and assigns, the same property hereinafter described and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 19th DAY OF September, 1996.

Delores A. McKissack
DELORES A. MCKISSACK

Christeen Welch
CHRISTEEN WELCH, TRUSTEE

0229708
IDENTIFICATION REFERENCE

96 SEP 26 PM 2:01
REGISTER
DAVIDSON COUNTY, TN

3214 09/26 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES A. McKISSACK AND CHRISTEEN WELCH, TRUSTEE, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 19th day of September, 1996.

Dessa Hendley Ervin
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Benita McKissack
Affiant

Sworn to an subscribed before me this 19th day of September, 1996.

My Commission Expires: 3-21-98

Dessa Hendley Ervin
NOTARY PUBLIC