STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me this 9th day of October, 1996.

Notary Public

My Commission Expires: 7-26-97

This Instrument Prepared By:

J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Larry Joe Larkin et ux 5904 Hillsboro Road Nashville, TN 37215	Same	Map 144 Parcel 56

FOR GOOD AND VALID CONSIDERATION and for the purpose of making a reconveyance to terminate a tenancy by the entirety, but to create a tenancy in common, we, Larry Joe Larkin and Marcene Elaine Larkin quit-claim unto J. Greg Hardeman, Trustee, the following described land in Davidson County, Tennessee.

Property described in the attached Exhibit A, which is incorporated herein by reference.

This parcel is subject to the terms of such instruments as may appear of record in the Register's Office for Davidson County, Tennessee.

And now, I, the said J. Greg Hardeman, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Larry Joe Larkin a Fifty Percent (50%) undivided interest and Marcene Elaine Larkin a Fifty Percent (50%) undivided interest as tenants in common (and not as tenants by entirety), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 9th day of October, 1996.

Larry Joe Larkin

Marcene Elaine Larkin

J. Greg Hardeman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, personally appeared Larry Joe Larkin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the above instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of October, 1996.

_____
Notary Public

My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, personally appeared Marcene Elaine Larkin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the above instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of October, 1996.

_____
Notary Public

My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, personally appeared J. Greg Hardeman, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the above instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of October, 1996.

_____
Notary Public

My Commission Expires: 11-28-98

6487 9/10 040 03MHECK 12.00

EXHIBIT A

BK/10221PG455

Property Description

A tract of land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee described according to a survey made January 7, 1939 by Blanchard & Parris, engineers, as follows:

Beginning at a point in the center of the Hillsboro Turnpike Road, the northwest corner of a tract conveyed to Eugene Adams and others by deed from W. A. Byrn of record in Book 931, Page 283, Register's Office for Davidson County, Tennessee, and running thence north 21 degrees 15 minutes east with the center of said road, 315 feet to W. A. Byrn's southwest corner; thence south 70 degrees 45 minutes east with his southern boundary line, 1268.9 feet to a hackberry in J. W. Roland's western boundary line; thence south 23 degrees 15 minutes west with his line, 250 feet, more or less to a stake, the northeast corner of said tract of land conveyed to Eugene Adams and others; thence north 74 degrees 30 minutes west with the northern boundry line of said tract of land, 88 feet to an elm, another corner of said tract; thence south 23 degrees west 101 feet to an iron pin and post, another corner of said tract; and thence north 68 degrees 45 minutes west with the northern boundary line of said tract, 1,169 feet to the beginning, containing 9.56 acres, more or less.

Being the same property conveyed to Larry Joe Larkin and wife, Marcene Elaine Larkin by deed from Tennessee Botanical Gardens and Fine Arts Center, Inc. of record in Book 7328, Page 121.

02346802
IDENTIFICATION REFERENCE
96 OCT 10 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.