FILE BOX 45

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION
FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1996

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

BOOK 10255 PG 95

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC. - 217 PINEWAY DRIVE - NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Baggett (NAME)	First American National Bank (NAME)	61-12-191
1135 Greenland Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sherri S. Baggett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin L. Baggett, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

Land in Davidson County, Tennessee, described as follows:

TRACT I: Being the westerly 50 feet of Lot # 21 on the map of subdivsion of part of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for said County.

Said part of Lot #21 fronts 50 feet on the northerly side of Greenland Avenue and runs back between lines 397 feet more or less on the westerly line and 402.8 feet more or less on the easterly line, as measured from center of Greenland Avenue, to a dead line in the rear on which it measures 50 feet or less, thereon.

TRACT II: Being part of Lot 21 on the map of the subdivision of a part of the Greenland Tract, as of reocrd in Book 421, Page 40, said Register's Office, described as follows:

Beginning at a point in the north margin of Greenland Avenue, 33.1 feet west of the conrer of Lots Nos. 21 and 24; thence northerly 405 feet more or less to a point which is 33.7 feet west of the corner of Lots Nos. 21 and 24; thence westerly 25 feet to a point; thence southerly 402.8 feet to the north margin of Greenland Avenue; thence with the margin of same, easterly 25 feet to the point of beginning.

BEING the same property conveyed to Kevin L. Baggett and wife, Sherri S. Baggett by deed from Terry E. McNabb, Administrator CTA of the Estate of Katherine Woody Smith of record in Book 6988, Page 988, Register's Office for said County.

9769 11/08 0101 03CHECK 105.20

This is unimproved ( ) improved (XX) property, known as 1135 Greenland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of , 19 96

Sherri S. Baggett

Sherri S. Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri S. Baggett

the bargainor _____, with whom I am personally acquainted/and who acknowledged that she (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 5th day of November 19 96

Commission expires 5/25/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon his oath (their several oaths) acknowledged himself (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

BOOK 10255 PG. 96

QUITCLAIM DEED

FROM
Sherri S. Baggett

TO
Kevin L. Baggett

RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

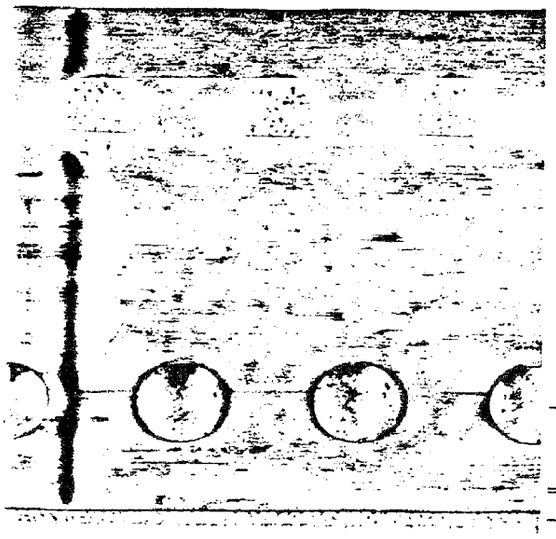
ATTORNEY-AT-LAW

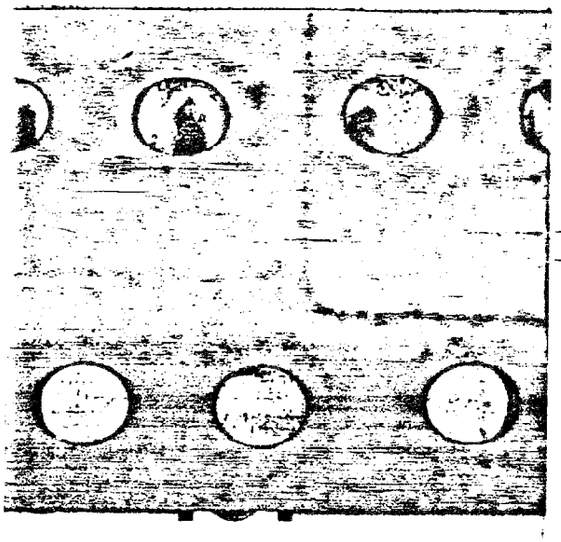
96 NOV -8 PM 1:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

024152

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10255 PG 97

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 26000.00
MOR TX 96.20
ERR CO
MOR TX 96.20-
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

11/08/96 01 13:41 0001 9769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245152
IDENTIF. & REFERENCE

96 NOV -8 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086682