File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 1901
First American Center
Nashville, TN 37238-1901

BOOK 10265 PG 105

ADDRESS NEW OWNER:
Jennifer R. Farrell
4400 Andrew Jackson Parkway
Hermitage, Tennessee 37076

SEND TAX BILL:
** New Owner **

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 75-7
GROUP
PARCEL 22

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James A. Farrell, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jennifer R. Farrell, unmarried**, hereinafter called the Grantee, her heirs and assigns, all of my rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

The description used in this conveyance is the same as in the previous transfer.

This is improved property known as 4400 Andrew Jackson Parkway, Hermitage, TN 37076.

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

Witness my hand this the 14 day of Nov, 1996.

James A. Farrell

0248355
IDENTIF. # REFERENCE

96 NOV 20 PM 1:28
REGISTER
DAVIDSON COUNTY, TN.

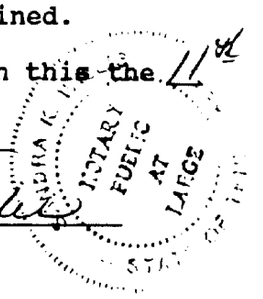
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra K. Wills, the undersigned Notary Public in and for said County and State, the within named **James A. Farrell, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal, at office, on this the 11th day of November, 1996.

Sandra K. Wells
NOTARY PUBLIC



My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

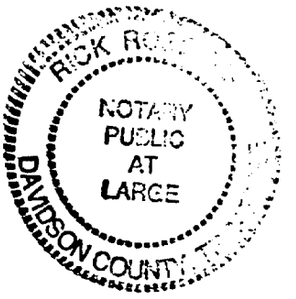
BOOK 10265 PG 106

The actual value or consideration, whichever is greater, for this transfer is $-0-.

Jennifer R. Farrell
AFFIANT

Subscribed and sworn to before me this 13 day of Nov., 1996.

NOTARY PUBLIC



My Commission Expires May 30, 1999

My Commission Expires: _____

BOOK 10265 PG 107

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Tulip Grove, $2, as of record in Book 3700, Page 122, in the Register's Office for said County.

Said Lot No. 89 begins at a concrete monument in the northerly margin of Old Hickory Blvd., the southwest corner of Lot No. 89 and thence north 11° 43' east 130.49 feet to a concrete monument; thence north 15° 33' east 15.65 feet to a point at the common rear corners of Lots 89 and 90; thence with the line between said lots eastwardly 134.33 feet to a point in the westerly margin of Andrew Jackson Parkway; thence with the margin of same southwardly 104.39 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.21 feet to a concrete monument inthe northerly margin of Old Hickory Blvd.; thence with the margin of same westwardly 101.91 feet to the beginning.

BEING the same property conveyed to James A. Farrell and wife, Jennifer R. Farrell, by Quitclaim Deed from H. Philip Sadler, Trustee,*and by instrument of record in Book 5272, page 302, Register's Office for Davidson County, Tennessee. The said James A. Farrell and Jennifer R. Farrell having now divorced, hold the subject property as tenants in common.

*of record in Book 5729, page 48,

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