BOOK 10288 PG 436

This instrument prepared by: Harris A. Gilbert, Esq.
Wyatt, Tarrant & Combs
511 Union St., Suite 1500
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel**
Benjamin A. Doochin, and wife Clarissa A. Doochin 902 Bridgewater Court Nashville, TN 37221	Same	82-5 Par. 101

For and in consideration of love and affection (and no monetary consideration) Sonia Doochin, hereinafter called the Grantor, by these presents does quitclaim and convey unto her son, Benjamin A. Doochin and wife, Clarissa A. Doochin, hereinafter called the Grantees, and their successors, heirs and assigns, all of her right, title, and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 46 and 47 on D.T. McGavock's Plan of 98 lots in North Nashville, as of record in Book 21, page 7, Register's Office for said County.
>
> SAID Lots Nos. 46 and 47 front together 151 feet on the easterly side of 4th Avenue North, and run back 174 feet on the northerly line and 180 1/2 feet on the southerly line, with the northerly margin of Hume Street, to an alley, measuring 102 feet thereon.
>
> BEING the same property conveyed by Julius Doochin and wife, Sonia Doochin, to Sonia Doochin, by deed of record in Book 5897, Page 644, Register's Office for said County.

Julius Doochin, spouse of Sonia Doochin, joins in this conveyance for the purpose of agreeing to such gift to their children as above provided and conveying all of his right, title, and interest in and to the subject property, whether marital or otherwise.

The legal description contained herein is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 310 Hume Street, Nashville, Tennessee.

Witness our hands this the 11TH day of December, 1996.

Sonia Doochin
SONIA DOOCHIN

JULIUS DOOCHIN

96 DEC 12 PM 12:01
WILLIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

0255168
IDENTIF. & REFERENCE

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, James O. Miller, a Notary Public in and for said county and state, the within named **SONIA DOOCHIN AND JULIUS DOOCHIN**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1996.

Commission Expires 11-27-99

James O. Miller
NOTARY PUBLIC

JAMES O. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Sonia Doochin
SONIA DOOCHIN

Subscribed and sworn to before me, this the 11th day of December, 1996.

Commission expires:
11-27-99

James O. Miller
NOTARY PUBLIC

JAMES O. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

4888 12/12 0101 01CASH 8.00

H:\HAG\DOOCHLPQ.DED (December 10, 1996; 9:08am)