File 14014 File Box 9B (First Title & Escrow)

This Instrument Prepared By:
George E. Mudter, Jr., Esquire
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

Send Tax Bills to New Owner(s):
FIRST AMERICAN NATIONAL BANK
First American Center
Nashville, Tennessee 37237

9B

Map 116-15 Parcel 094 Field Book No. BM01175

QUITCLAIM DEED

BOOK 10292 PG 800

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, NORMA WARREN, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICARY does hereby quitclaim and convey unto R. RILEY SWEAT AND WIFE, WENDE W. SWEAT, all of her right, title and interest in and to the following real property in Davidson County, State of Tennessee, to wit:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of August, 1996.

Norma Warren, Trustee
NORMA WARREN, TRUSTEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $0.

Norma Warren
Affiant

Sworn and subscribed before me this 2nd day of August, 1996.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA WARREN, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of August, 1996.

Notary Public

My Commission Expires: 11/20/96

TRACT NO. I:
Land in Davidson County, Tennessee, being part of Lot No. 103 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being Lot No. 103 on the Revised Plan of Royal Oaks Subdivision made in 1936, by W. B. Southgate, Surveyor, not of record, described as follows:

Beginning at a point on the easterly margin of Lynnwood Boulevard at the northwest corner of the property conveyed to J. R. Buchanan and wife, by deed from Perry M. Chaffin, Jr., of record in Book 1643, page 615, said Register's Office; thence with said Buchanan's northern boundary line, eastwardly 380 feet; thence northwardly 135 feet to the southerly margin of a 30 foot unnamed street; thence with the same, westwardly 380 feet to the easterly margin of said Boulevard; thence with same, southwardly 135 feet to the beginning.

TRACT NO. II:
Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynnwood Boulevard at the dividing line between Lots 102 and 103 Royal Oaks Land Company's Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line, South 85 deg. eastwardly 380 feet , more or less, to the easterly boundary of said lot; thence parallel with said Lynnwood Boulevard, southerly 15 feet to the northeast corner of the property conveyed to Bennett, and wife, by deed from Joseph Phillips Woodruff, and wife of record in Book 3286, page 117, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of Bennett west 380 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence with said margin, northerly 15 feet to the point of beginning.

Included in the above described property, but specifically excluded herefrom, is the following tract of land conveyed to Edward C. Scruggs, III and Virginia Maurice Scruggs by deed of record in Book 9648, page 678, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly boundary of Lynnwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company's Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 deg. eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynnwood Boulevard southerly 5 feet thence north 85 deg. westwardly 380 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence with said margin, northerly 5 feet to the point of beginning.

Being the same property conveyed to Norma Warren, Trustee, with full power to sell, mortgage, lease, convey or otherwise encumber without the joinder of any beneficiary by deed from Churchill, LLC, a Tennessee limited liability company of record in Book 10147, page 814, said Register's Office.

EXHIBIT "A"

0256534
IDENTIF. & REFERENCE

96 DEC 17 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6493 12/17 0101 03CHECK 8.00