This instrument prepared by:
Richard A. Jones
Evans, Jones & Reynolds
A Professional Corporation
1810 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219

QUITCLAIM DEED

BOOK 10293 PG 414

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Frances C. Huggins 400 Leake Avenue Nashville, TN 37205	Frances C. Huggins 400 Leake Avenue Nashville, TN 37205	Map: 130-02 Parcel: 90

This instrument made and entered into this 16TH day of DECEMBER, 1996 by and between William H. Huggins, hereinafter called "Grantor," and Frances C. Huggins, hereinafter called "Grantee," both residents of Nashville, Davidson County, Tennessee.

WITNESSETH:

For and in consideration for the sum of one ($1.00) dollar, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor does hereby demise, release and forever quitclaim unto Grantee, her heirs and assigns, all his right, title, interest and estate, legal and equitable, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the re-subdivision of Lots 33, etc. on the Plan of Country Club Land Company's Subdivision of record in Book 3300, Page 21, Register's Office for said County.
>
> Said Lot No. 1 fronts 185 feet on the northerly side of Leake Avenue and extends back between parallel lines, along the east margin of Westover Drive, 400 feet to a deadline.
>
> Being the same property conveyed to William H. Huggins and wife, Frances C. Huggins, by Warranty Deed from Charles K. Cosner and wife, Margaret C. Cosner, dated 8-12-63 of record in Book 3613, Page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Leake Avenue, Nashville, Tennessee 37205.

In witness whereof, Grantor has hereunto set his signature on the day and date first above written.

William H. Huggins

William H. Huggins, Grantor

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard A. Jones, a Notary Public in and for said county and state, the within named William H. Huggins, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 1996.

Richard A. Jones
Notary Public

My commission expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Frances C. Huggins
Affiant

Subscribed and sworn to before me this 16th day of December, 1996.

Richard A. Jones
Notary Public

My commission expires: 1-20-99

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IDENTIF. ↑ REFERENCE

96 DEC 17 PM 3:50
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

6668 12/17 0101 03CHECK 8.00