Box 37

Prepared by: J. Greer Cummings, Jr.
Boult, Cummings, Conners & Berry
414 Union Street
Suite 1600
Nashville, TN 37219

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

BOOK 10296 PG 302

MAP - PARCEL NO.:

James C. Broome and Sherry C. Broome
1880 Laurel Ridge Drive
Nashville, TN 37215

Map 145-10
Parcel 9

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, Charles M. Broome, III (the "Grantor"), by these presents does hereby quitclaim and convey unto James C. Broome and Sherry C. Broome, an eight and eight hundred eighty-eight one thousandths percent (8.888%) undivided interest each, as tenants in common (the "Grantees"), their heirs and assigns, in and to the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of the Resubdivision of Lots 88 and 89 of Laurel Ridge, Section 4, of record in Book 5210, page 164, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the north margin of the cul-de-sac of Laurel Ridge Drive; thence, north 11° 01' west a distance of 300.0 feet to an iron pin; thence, south 49° 54' west 398.46 feet to a concrete monument; thence, south 74° 27' 20" east a distance of 271.0 feet to an iron pin; thence, north 86° 58' 30" east a distance of 69.62 feet to an iron pin in the north margin of the cul-de-sac of Laurel Ridge Drive; thence along the margin of the cul-de-sac of said Drive with a curve to the right having a radius of 40.00 feet, a distance of 46.93 feet to the point of beginning, and containing 1.407 acres, more or less.
>
> Being the same property conveyed to Charles M. Broome, III, and wife, Virginia O. Broome, by deed from Haury & Smith Contractors, Inc., of record in Book 4027, page 877, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Charles O. Broome, III, and wife, Virginia O. Broome, by deed from Tyne Valley Development Company, of record in Book 4153, page 41, said Register's Office, the said Charles M. Broome, III and Charles O. Broome, III being one and the same person and the said Virginia O. Broome having since died.

This is improved property known as 1880 Laurel Ridge Drive, Nashville, Tennessee 37215.

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

Lucette Frazier Broome, wife of the Grantor, joins herein for the purpose of quitclaiming and conveying to the said Grantees, as and to the extent of an undivided eight and eight hundred eighty-eight one thousandths percent (8.888%) interest each, as tenants in common, any right, title or interest, whether marital or otherwise, which she may have in and to said property and consenting to have the gifts made and evidenced hereby considered as made one-half (1/2) by her and one-half (1/2) by her said husband for federal and state gift tax purposes.

IN WITNESS WHEREOF, the Grantor and Lucette Frazier Broome have caused this Quitclaim Deed to be executed on this 19 day of December, 1996.

Charles M. Broome, III

Lucette Frazier Broome

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara S. Williams, Notary Public, Charles M. Broome, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19 day of December, 1996.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara S. Williams, Notary Public, Lucette Frazier Broome, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of December, 1996.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm Expires May 30, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 1996.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

7590 12/19 0101 03CHECK 12.00

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IDENTIFICATION REFERENCE

96 DEC 19 PM 2:41
DAVIDSON COUNTY, TN.

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010200-000 12/13/96