0259946

IDENTIF. ↑ REFERENCE

BOOK 10304 PG 495

This Instrument Prepared By:
Richard A. Johnson
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

96 DEC 30 PM PICK-UP

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Richard D. Buchanan	New Owners	Map 118-13
and Poppy P. Buchanan		Parcel 112
1557 Harding Place		Field Book:
Nashville, TN 37215		16DA-7980

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, POPPY P. BUCHANAN, by these presents do hereby quitclaim and convey unto RICHARD D. BUCHANAN and wife POPPY P. BUCHANAN, their successors and assigns, all of my right, title and interest in and to the tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit "A."

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

This is improved property known as 3612 Doge Place, Nashville, Tennessee 37204.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of ~~June~~ December, 1996.

Poppy P. Buchanan
POPPY P. BUCHANAN

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00 and no other monetary consideration.

Poppy P. Buchanan
AFFIANT

Sworn to and subscribed before me

This 13th day of Dec., 1996

Deborah A. Reddy
NOTARY PUBLIC

My Commission Expires: 5/30/99

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Reddy, a Notary Public in and for said County and State, POPPY P. BUCHANAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this the 13th day of December, 1996.

Deborah A. Reddy
NOTARY PUBLIC

My Commission Expires: May 30, 1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

BEING Lot No. 23 on the Plan of Section 2 , Leawell Subdivision, of record in Book 2083, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property, consisting of a one-half undivided interest, conveyed to Poppy P. Buchanan by quitclaim deed from Marceleen R. Alford, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and being the same property, consisting of a one-half undivided interest. conveyed to Poppy P. Buchanan by quitclaim deed from The Poppy P. Buchanan Living Trust Dated June 5, 1992, Richard D. Buchanan, Trustee and Poppy P. Buchanan, Trustee, of record in Book 10304, page 492, Register's Office for Davidson County, Tennessee.