BOOK 10305 PG 988

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
618 Grassmere Park Rd., Suite 17
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,555.00.

Affiant

Subscribed and sworn to before me, this 31st day of December 1996, at Nashville, Tennessee.

Notary Public

My commission expires: 5/24/97

NOTARY PUBLIC AT LARGE

QUITCLAIM DEED

ADDRESS NEW OWNER:
Buchanan Livingston Mader
1108 Montpier Drive
Franklin, TN 37069

SEND TAX BILLS TO:
same as owner, no mortgage

MAP/PARCEL:
TRACT I: Map 103-2, Parcel 75
TRACT II: Map 93-13, parcel 234

FOR AND IN CONSIDERATION OF One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration ARTHUR C. MADER by these presents does hereby quitclaim and convey unto BUCHANAN LIVINGSTON MADER, his heirs and/or assigns, all rights and interests that he might have in the following described property in Davidson County, Tennessee, to-wit:

TRACT I: Being Lot 2 on the Plan showing division of two parts of Lot No. 25, C.C. Vernon Farm, as of record in Book 1130, page 57, Register's Office for said County, described according to a survey made by John Kohl dated October 12, 1979.

Said Lot fronts 60 feet on the easterly side of Orlando Avenue and runs back 154.6 feet on the northerly line and 157.8 feet on the southerly line, to a dead line and measures 59.7 feet.

Being the same property conveyed to Heloise Crownover Mader by deed from Arnold E. Brown and Betty Ann June Muller as of record in Book 5902, page 946, Register's Office for said County. Heloise C. Mader and Heloise Crownover Mader are one and the same person. The said Heloise Crownover Mader having since died leaving a Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, case no. 94P-1313 filed in Will Book 192, page 605, Probate Clerk's Office for Davidson County, Tennessee. Said Last Will and Testament devised the aforesaid property to Arthur C. Mader.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including without limitation, an encroachment shown in the aforesaid survey.

This is improved property known as 204 Orlando Avenue, Nashville, Tennessee 37209.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TRACT II: Being the westerly one-half of Lot No. 9 in Sigler's Addition to Nashville, Tennessee, a plan of which is of record in Plan Book 1, page 4, Chancery Court of Davidson County, Tennessee.

Said westerly one-half of said Lot No. 9 fronts 50 feet on the northerly side of Sigler Street and extends back northwardly between parallel lines 175 feet to an alley.

Being the same property conveyed to Heloise C. Mader and Arthur C. Mader, with mutual rights of survivorship, by deed from Annie Rea Lane and Hazel Joan McGee as of record in Book 6286, page 435, said Register's Office; subsequently the said Arthur C. Mader transferring his rights to the said Heloise C. Mader by quitclaim deed of record in Book 9061, page 304, Register's Office for said County; the said Heloise C. Mader having since died leaving a Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, case no. 94P-1313 filed in Will Book 192, page 605, Probate Clerk's Office for Davidson County, Tennessee. Said Last Will and Testament devised the aforesaid property to Arthur C. Mader.

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

This is improved property known as 1406 Sigler Street, Nashville, Tennessee.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD the above described premises unto the Grantee, in fee simple forever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of Dec., 1996.

Arthur C. Mader

ARTHUR C. MADER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARTHUR C. MADER with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of Dec., 1996.

Freda R. Swafford
Notary Public

My commission expires: 5/24/97

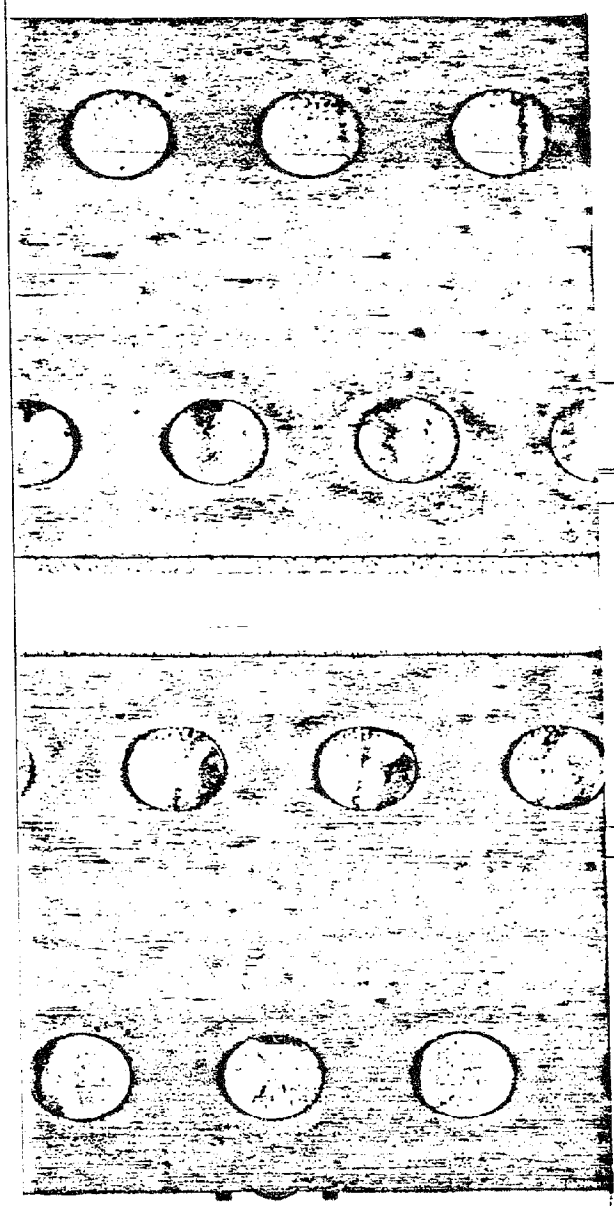
NOTARY PUBLIC AT LARGE

0260305
IDENTIF. ↑ REFERENCE

96 DEC 31 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0728 12/31 0101 03CHECK 325.56



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10305 PG 990

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	85555.00
			CON TX	316.56
			PRFEE	1.00
			WDEED	8.00
			TOTAL	325.56
			CHECK	325.56

12/31/96 01 12:51 0001 0728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260305
IDENTIF. # REFERENCE

96 DEC 31 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103280