103
Register of Deeds

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly & Rowan, P.L.L.C.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BOOK 10453 PG 804

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. SCHUPP, etux 795 Old Lebanon Dirt Road Hermitage, TN 37076	Same	Map: 87 Par: Pt 150 Pt 2

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

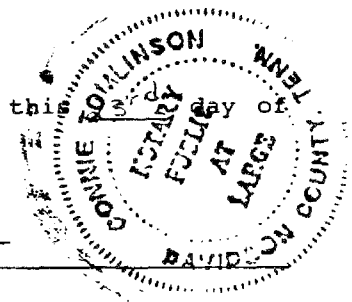
The actual consideration for this transfer is $ 1000.00

Affiant

SUBSCRIBED AND SWORN to before me this 3rd day of October, 1996.

Notary Public

My Commission Expires: 11-22-97



FOR AND IN CONSIDERATION of the contemporaneous transfer to Grantors of certain real property by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JAMES D. SIMMONS, JR. and wife, JUDITH W. SIMMONS, by these presents do hereby quitclaim and convey unto MICHAEL D. SCHUPP and wife, JANET M. SCHUPP, their heirs and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

TRACT 1:

Land in the 4th Civil District of Davidson County, Tennessee, being part of lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at an iron pin in the northerly margin of Old Lebanon Dirt Road; thence South 39 degrees 51 minutes 20 seconds West 88.69 feet to an iron pin; thence North 09 degrees 46 minutes 01 seconds East 133.68 feet to an iron pin; thence South 28 degrees 13 minutes 12 seconds East 72.55 feet to the point of beginning and containing 2972.1335 square feet or 0.0682 acres according to an unrecorded survey by Volunteer Surveying dated _____, 1996.

Being a portion of the property conveyed to James D. Simmons, Sr. and James D. Simmons, Jr. by deed from Irene Lawrence of record in Book 5698, page 571, Register's Office for Davidson County, Tennessee, the said James D. Simmons, Sr. having conveyed his interest in said property to James D. Simmons, Jr. and wife, Judith W. Simmons, by deed of record in Book 6421, page 1, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the 4th Civil District of Davidson County, Tennessee, being part of lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at an iron pin in the northerly margin of Old Lebanon Dirt Road; thence North 02 degrees 27 minutes 25 seconds West 229.04 feet

to an iron pin; thence South 81 degrees 03 minutes 25 seconds East 49.38 feet to an iron pin; thence South 09 degrees 59 minutes 30 seconds West 224.56 feet to the point of beginning and containing 5543.3750 square feet or 0.1273 acres according to an unrecorded survey by Volunteer Surveying dated _____, 1996.

Being a portion of the property conveyed to James D. Simmons, Jr. by deed from Katherine Jackson Adams, Peggy Jackson Myers, Roberta Jackson Mann, Jane Jackson Gray and William Edward Jackson, of record in Book 9993 page 151, Register's Office for Davidson County, Tennessee.

Said real estate is conveyed subject to the restriction that neither of the tracts herein conveyed, or any portion thereof, shall be further conveyed other than in connection with the sale or conveyance of the entire tract or parcel of real property conveyed to Michael D. Schupp and wife, Janet M. Schupp, by deed from James D. Simmons, Jr. of record in Book 10128, page 209, Register's Office for Davidson County, Tennessee, excepting only the portion of such property conveyed by Michael D. Schupp and wife, Janet M. Schupp, to James D. Simmons, Jr. contemporaneously herewith. The foregoing restriction shall be binding on Grantees, their heirs, successors and assigns, and shall run with the land and shall be binding on all parties having any right, title or interest in the real estate herein conveyed, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of Grantors, their heirs, successors and assigns.

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

WITNESS our hands this 23 day of October, 1996.

0301,780

IDENTIFICATION REFERENCE

RECEIVED
1996 NOV 14 AM 11:15
REGISTER
DAVIDSON COUNTY, TN

JAMES D. SIMMONS, JR.

Judith W. Simmons
JUDITH W. SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared JAMES D. SIMMONS, JR. and wife, JUDITH W. SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23 day of October, 1996.

Notary Public

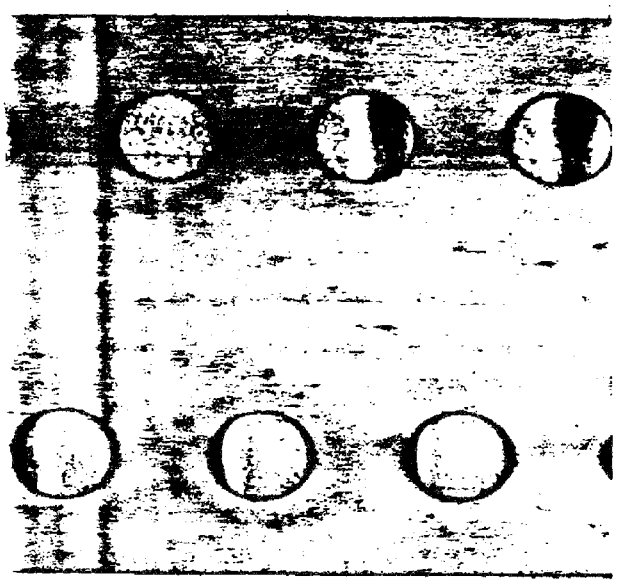
My Commission Expires:

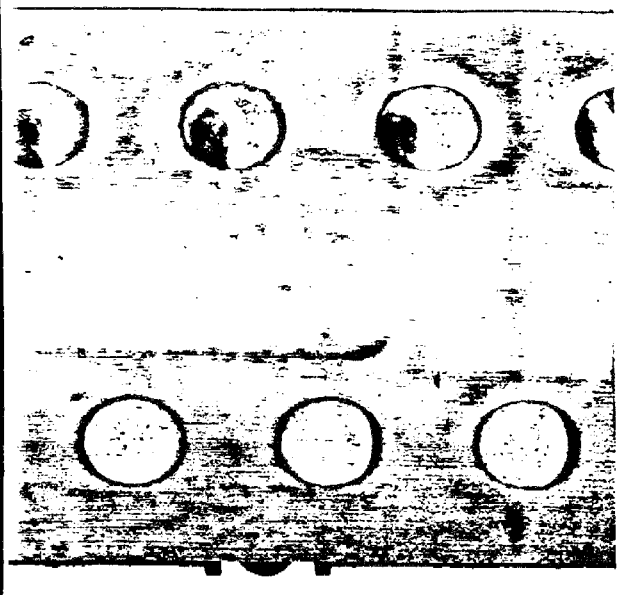
My Commission Expires MAR. 27, 1998

MICHAEL D. BRIEN NOTARY PUBLIC AT LARGE

G:\USERS\JVC\SIMMONS\SCHUPP.QC2\10-23-96

0831 09/14 0101 01053 12.70





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10453 PG 806

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	1000.00
CON TX	3.70
PRFEE	1.00
MISC	8.00
TOTAL	12.70
CASH	12.70

05/14/97 01 11:19 0001 0891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304780
IDENTIF. & REFERENCE

97 MAY 14 AM 11:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1150918