51-B

This Instrument Prepared By:

WYATT, TARRANT & COMBS
Suite 1, Maple Glen Office Bldg.
313 East Main Street
Hendersonville, Tennessee 37075
(615) 822-8822

271194
ENTERED
FRED G. SIMPSON
PROPERTY ASSESSOR
JUL 11 1997
Davidson Co.
MAP G/ PAR

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 8.00
STATE TAX $ 1
REG. FEE $
TOTAL $ 8.00
REC. NO. 284191

QUITCLAIM DEED

BOOK 10552 PG 186

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Ralph G. Hanning<br>156 Riverchase Drive<br>Hendersonville, TN 37075 | SAME | 26-70-27-GO-20426 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, the marriage of RALPH G. HANNING and MAUREEN E. HANNING, love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, **MAUREEN E. HANNING and SCOTT D. HANNING** (collectively "Grantor"), have bargained and sold and do hereby transfer and convey unto **RALPH G. HANNING**, ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest, if any, in that certain tract of land located in Davidson County, Tennessee, more particularly described as follows (the "Property"):

> LAND in Davidson County, Tennessee, being Lot No. 72 on the Resubdivision Plan of Windsor Green, Lots 49 through 72, Phase I, Section 2, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 72, being a corner lot, fronts 23.90 feet on the northeasterly margin of Champney Court and fronts 74.77 feet on the northerly margin of Windsor Trace, said frontages being joined by a curve measuring 37.50 feet and extends back 97.50 feet on the northwesterly line and 57.30 feet on the northeasterly line to a point of intersection.
>
> BEING the same property conveyed to Ralph G. Hanning and wife, Maureen E. Hanning, and Scott D. Hanning as tenants in common, each with a 1/3 undivided interest by deed from Barbara Eby, unmarried, as of record in Book 7578, Page 416, Register's Office for Davidson County, Tennessee.

The property is improved property known as 148 Champney Court, Goodlettsville, Tennessee 37072.

The above described Property is subject to such limitations, restrictions and encumbrances as may affect the Property.

REC'D JUL 11 1997 AT 8:40 REC. IN Record BOOK 713 PAGE 509
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of July, 1997.



MAUREEN E. HANNING

SCOTT D. HANNING

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 10th day of July, 1997.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires December 24, 2000

KEITH C. DENNEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Before me, Keith C. Dennen, of the state and county aforesaid, personally appeared **MAUREEN E. HANNING and SCOTT D. HANNING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hendersonville, Tennessee, this 10th day of July, 1997.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires December 24, 2000

97 AUG -1 AM 10:46
FELICIA [illegible] REGISTER
DEED [illegible] COUNTY, TN.

0332831
IDENTIFICATION REFERENCE

1771 08/01 0101 CKCHECK 8.00

KEITH C. DENNEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

C:\KCD\HANNING\CHAMPNEY.DED