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IDENTIFICATION REFERENCE MAIL ENV.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10560 PG 956

97 AUG -7 AM 9:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: 6426
MAP. GROUP. PARCEL.
105-13-211
NEW OWNERS:
Wayne Burkeen and wife, Sharon Burkeen
2310 12th Avenue, South
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, Wayne Burkeen and Terry Burkeen, d/b/a M.T.R. Properties, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto Wayne Burkeen and wife Sharon Burkeen, their heirs and assigns forever, the property described as follows:

LAND in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T.O. Tune's unrecorded subdivision of part of the W.L.B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Book 21, page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:

BEGINNING at an iron pin in the easterly margin of 12th Avenue South or Granny White Pike, 186 feet north of the northerly margin of Caruthers Avenue; thence with the margin of said Pike or Avenue, northerly 100 feet to the southwest corner of Lot 6 of said Subdivision; thence with the line between Lots Nos. 6 and 7; easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the Deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, Page 65, said Register's Office; thence along the center line of said proposed alley, parallel to the easterly margin of 12th Avenue South, or Granny White Pike, southerly 100 feet to a corner post; thence westerly 184.5 feet to the point of beginning.

BEING the same property conveyed to grantors herein by deed of record in Book 7222, Page 257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Agreement in deed from Thomas O. Tune and wife, to Southern Ice Company of record in Book 486, Page 65, said Register's Office, conveying the land in question, it was agreed that at any time it was desired the easterly 7 1/2 feet of the premises would be donated for the purpose of establishing a 15 foot alley.

2. Survey of Wm. C. Parrish, dated September 6, 1966, shows an overhead power line crossing the southeasterly corner of the premises in question.

3. Seller will pay the 1997 property taxes.

The subject property has never been occupied by either of the grantors or any member of their families as a place of residence.

M.T.R. Properties
BY:

Wayne Burkeen, General Partner, and Individually

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Terry Burkeen, General Partner, and Individually

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Wayne Burkeen and Terry Burkeen, General Partners of M.T.R. Properties and Wayne Burkeen and Terry Burkeen, Individually, the bargainors with whom I am personally acquainted, and made oath that they are the General Partners of M.T.R. Properties and Wayne Burkeen and Terry Burkeen and that they as such General Partners, and individually, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 5th day of August, 1997.

Notary Public
MY COM. EXPIRES: 2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none. This conveyance is part of a partnership dissolution.

AFFIANT

Sworn to and subscribed before me, this 5th day of August, 1997.

NOTARY PUBLIC
MY COM. EXPIRES: 2-3-98

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