THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue, North, Nashville, TN 37219-1901; (615) 259-9344

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
James K. Rooney	Same	Map: 104-08
1308 Sixteenth Ave., South		Parcel: 340
Nashville, TN 37212		F.B.: 22W-16585

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **TJAM**, a Tennessee General Partnership, composed of **TERRELL T. KETCHUM, JAMES K. ROONEY, LEE ALLEN REYNOLDS** and **MARK J. MILLER**, by these presents do quitclaim and convey unto **JAMES K. ROONEY**, hereinafter called the "Grantee", his heirs and assigns, a one-fourth (1/4th) undivided interest of all our right, title and interest in and to the following described tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to wit:

BEING a part of Lot No. 41 on the Map of O. B. Hayes' Rokeby Addition, of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of 16th Avenue, South, 100 feet South of the southerly margin of Horton Avenue, formerly Weston Avenue; thence easterly and parallel to Horton Avenue, 147.5 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 56 feet to a point; thence westerly 147.5 feet to the easterly margin of 16th Avenue, South; thence with the margin of the same, northerly 56 feet to the beginning.

BEING the same property conveyed to TJAM, a Tennessee General Partnership, composed of Terrell T. Ketchum, James K. Rodney, Lee Allen Reynolds and Mark J. Miller, by deed from Rexie Graves, unmarried and Jennifer Kinle, unmarried, reserving unto the said Rexie Graves, an estate for and during her natural life, of record in Book 9546, page 677, Register's Office for Davidson County, Tennessee.

The said Rexie Graves is now deceased, and her life estate interest having expired at her death.

This description is the same description provided in the previous deed of record.

The said Terrell T. Ketchum and Terrell T. Ketcham are one and the same person.

The said James K. Rodney and James K. Rooney are one and the same person.

This is improved property known as 1312 16th Avenue, South, Nashville, TN 37212.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of December, 1997.

TJAM, a Tennessee General Partnership

By: Terrell T. Ketchum
TERRELL T. KETCHUM Partner

By: _____
JAMES K. ROONEY, Partner

By: Lee Allen Reynolds
LEE ALLEN REYNOLDS, Partner

By: Mark J. Miller
MARK J. MILLER, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

_____
AFFIANT

Sworn to and subscribed before me this

1st day of December, 1997.

Sandra D. Wilkins
Notary Public

My Commission Expires: 1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra D. Wilkins, a Notary Public in and for said County and State, **TERRELL T. KETCHUM**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a **Partner** of **TJAM**, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of the Partnership.

Witness my hand, at office in Nashville, Tennessee, on this 1st day of December, 1997.

Sandra D. Wilkins
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra D. Wilkins, a Notary Public in and for said County and State, **JAMES K. ROONEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a **Partner** of **TJAM**, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of the Partnership.

Witness my hand, at office in Nashville, Tennessee, on this 1st day of December, 1997.

Sandra D. Wilkins
Notary Public

My Commission Expires:
1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra D. Wilkins, a Notary Public in and for said County and State, **LEE ALLEN REYNOLDS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a **Partner** of **TJAM**, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of the Partnership.

Witness my hand, at office in Nashville, Tennessee, on this 1st day of December, 1997.

Sandra D Wilkins
Notary Public

My Commission Expires:
1-27-2001

2361 12/17 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra D. Wilkins, a Notary Public in and for said County and State, **MARK J. MILLER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a **Partner** of **TJAM**, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of the Partnership.

Witness my hand, at office in Nashville, Tennessee, on this 1st day of December, 1997.

Sandra D Wilkins
Notary Public

My Commission Expires:
1-27-2001

97 DEC 17 PM 1:53

IDENTIFICATION REFERENCE

03811264