BOOK 10742 PG 68

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. James L. Riggs **AFFIANT** Subscribed and sworn to before me, this 31 day of December, 1997. Notary Public My Commission Expires: My Commission Expires March 24, 2001

MAIL ENV.

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
James L. Riggs, et al P.O. Box 680974 Franklin, TN 37068-0974	SAME	104-6L-3

97 DEC 31 PM 2:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **R & B EQUITIES, a general partnership consisting of James L. Riggs and J. D. Barnes** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and quitclaims all of the Grantor's right, title and interest, the same being a 13.44% undivided interest, in and to the following described property, to **JAMES L. RIGGS (as to a 50% undivided interest in Grantor's 13.44% interest, yielding a 6.72% undivided interest), and J. D. BARNES (as to a 50% undivided interest in Grantor's 13.44% interest, yielding a 6.72% undivided interest)**, the subject property being a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, page 536, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Joseph E. Albaral (as to a 70.06% undivided interest), James L. Riggs (as to a 16.50% undivided interest), and R & B Equities, a general partnership consisting of James L. Riggs and J. D. Barnes (as to a 13.44% undivided interest), by deed from Orleans, Ltd., a Tennessee Limited Partnership, of record in Book 10742, page 66, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

The subject property is improved property known as 3210 Orleans Drive #3, Nashville, Tennessee, 37212.

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

WITNESS our hands this 31st day of December, 1997.

R & B EQUITIES, a general partnership consisting of James L. Riggs and J. D. Barnes

By: _____
James L. Riggs, General Partner

By: _____
J. D. Barnes, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Riggs, 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 General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of December, 1997.

_____
Notary Public

My Commission Expires: My Commission Expires March 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. Barnes, 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 General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of December, 1997.

_____
Notary Public

My Commission Expires: My Commission Expires March 24, 2001

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