THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $***1.00

Robert Simoni
Affiant

Subscribed and sworn to before me this 14th day of January, 1998.

Notary Public

My Commission Expires: 2-20-99

2393 01/15 0101 03CHECK 8.00

ADDRESS NEW OWNER

TERRY KELLER
1603 Jones Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO

TERRY KELLER
2011 Hermitage Park Drive
Hermitage, Tennessee 37076

MAP & PARCEL NOS.

MAP 71-12
PARCEL 75

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One (***1.00) Dollar, the receipt of which is hereby acknowledged, I, ROBERT SIMONI, unmarried, hereby quitclaim and convey to TERRY KELLER, unmarried, her successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING the southerly 70.0 feet of Lot No. 1 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 70.0 feet on the easterly side of Jones Avenue and runs back 285.0 feet, more or less, on the northerly line and 275.0 feet, more or less, on the southerly line to the westerly line of Lot No. 5, measuring 70.0 feet thereon.

BEING the same property conveyed to Robert Simoni, unmarried, by deed from Bresee D. Stovall and wife, Mildred D. Stovall, of record in Book 10217, page 389, Register's Office for Davidson County, Tennessee.

This is improved property known as 1603 Jones Avenue, Nashville, Tennessee 37207.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 14 day of January, 1998.

Robert Simoni

ROBERT SIMONI

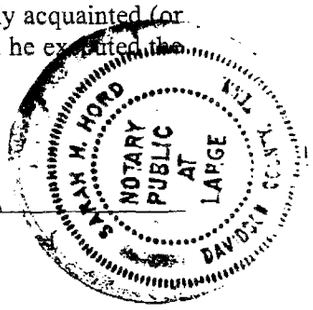
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Simoni, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of January, 1998.

Sarah H. Hord

Notary Public



My Commission Expires:

7-24-99

0390459
IDENTIF. & REFERENCE
98 JAN 15 AM 11:22
FELIX ... REGISTER
DAVIDSON COUNTY TN.