BOOK 10759 PG 106

RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
Attorneys at Law
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: Wade M. Craig, Jr. and wife, Polly Nelson Craig (GRANTORS)

2576 01/15 0101 03CHECK E.00

TO: Margaret C. Craig (GRANTEE)

98 JAN 15 PM 2:54

REGISTER
DAVIDSON CO. TN.

0390617

IDENTIF. & REFERENCE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Margaret C. Craig 27 Lexington Green Nashville, TN 37215	SAME	131-01-J-09

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, Wade M. Craig, Jr., and wife, Polly Nelson Craig, GRANTORS, by these presents do hereby quitclaim unto Margaret C. Craig, GRANTEE, her heirs and assigns, the remaining 7.4% of our original, undivided 25% interest, which vests 100% interest in GRANTEE, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lexington Green, of record in Book 6900, Page 198, said Register's Office, to which Plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Margaret C. Craig and Wade M. Craig, Jr. and wife, Polly Nelson Craig, by Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Book 7466, Page 534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive covenants contained in instrument of record in Book 2392, page 139 and Book 7118, page 21, said Register's Office.

2. The Plan of record in Book 6900, page 198, said Register's Office, Owner's Certificate, certain setback lines, easements and note to which Plan reference is made.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4159, page 121, said Register's Office.

The above description is identical to that contained in the prior deed to this property.

This is improved property known as 27 Lexington Green, Nashville, Tennessee 37215

AND GRANTORS do hereby quitclaim unto GRANTEE, her heirs and assigns, the remaining 7.4% interest of their original undivided 25% interest in the property described above to which reference is here made, with a resulting 100% interest in GRANTEE, and said property interest, is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands, this 14th day of January, 1998.

GRANTORS:

Wade M. Craig Jr.
Wade M. Craig, Jr.

Polly Nelson Craig
Polly Nelson Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said State and County duly commissioned and qualified, Wade M. Craig, Jr., and wife, Polly Nelson Craig, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained,

WITNESS my hand, at office, this 14th day of January, 1998.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ NONE.

Wade M Craig Jr
AFFIANT

Sworn to and subscribed before me, this 14th day of January, 1998.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98