BOOK 10772 PG 69

THIS INSTRUMENT PREPARED BY:
RONALD H. BICE, JR.
4515 HARDING ROAD
SUITE 103
NASHVILLE, TN 37205

mail

NEW OWNER:	SEND TAX BILL	MAP/PARCEL NO.
KEVIN A. LAWRENCE, ET UX 5040 Ragland Drive Nashville, TN 37220	SAME	146-11-6

6792 01/28 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) and other consideration, the receipt of which is hereby acknowledged, Joseph A. Lawrence and wife, Mayme Lee Lawrence, (the "Grantor") hereby quitclaims and conveys unto Kevin A. Lawrence and wife, Rhonda C. Lawrence (collectively the "Grantee") their heirs, representatives, and assigns an undivided 25% interest in and to the tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

Being Lot No. 26 on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for said County.

Said lot fronts 240.3 feet on the east side of Ragland Drive, as corrected by Surveyor's Certificate or Correction in Book 3219, page 521, Register's Office, and runs back 172.9 feet on the south line and 183 feet on the north line, to a dead line in the rear on which it measures 266.8 feet.

Being the same property conveyed to Joseph A. Lawrence and wife, Jacqueline H. Lawrence, by warranty deed from Victor P. McKee and wife, Kathleen L. McKee, as of record in Book 4318, page 225, said Register's Office. The said Jacqueline H. Lawrence having deceased and Joseph A. Lawrence having remarried Mayme Lee Lawrence. The said Mayme Lee Lawrence joins in this conveyance to express her spousal consent to this conveyance.

This improved real property known as 5040 Ragland Drive, Nashville, TN 37220.

The interest conveyed hereunder shall be that undivided portion of the property which represents 25% of the total property described above and shall be held by the owners as tenants by the entirety. The transfer by this Quitclaim Deed will increase each Grantee's total percentage of ownership to

25%. Said property transferred hereby is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including taxes for the year 1998.

Witness my hand this 21st day of January, 1998.

Joseph A. Lawrence
JOSEPH A. LAWRENCE

Mayme Lee Lawrence
MAYME LEE LAWRENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Esta Stitt, a Notary Public, Joseph A. Lawrence and wife, Mayme Lee Lawrence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, this 21st day of January, 1998.

Esta Stitt
Notary Public

My Commission Expire: 4-12-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration for this transfer, whichever is greater, is $0.

Joseph A. Lawrence
Affiant

Sworn to and subscribed before me this 21st day of January, 1998.

Esta Stitt
Notary Public

My Commission Expires: 4-12-98

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IDENTIFICATION REFERENCE