PREPARED BY AND RETURN TO:
Thomas E. Dixon, Attorney
C/O: FIRST AMERICAN TITLE
6576 East Brainerd Road
Chattanooga, Tennessee 37421

BOOK 10815 PG 230

File No.: **980232**

GRANTEE'S NAME:	SEND TAX BILLS TO:	MAP PARCEL NO:
Kurt A. Boyd and Leslie E. Williams 762 Brook Hollow Road Nashville, TN 37205	SAME	115-050-037.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten (10) Dollars cash in hand paid by Grantees herein, the receipt of which is hereby acknowledged,

GENE A. BOYD, MARRIED,
hereinafter referred to as the "GRANTOR",

9322 03/02 0101 03PM FICH 10.00

by these presents, does hereby quitclaim and convey unto,

KURT A. BOYD AND LESLIE E. WILLIAMS,
AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,
FOR AND DURING THEIR JOINT NATURAL LIVES,
WITH THE REMAINDER OVER UPON THE DEATH OF EITHER OF THEM,
TO THE SURVIVOR OF THEM,

all his right, title and interest in and to the following described real estate, to wit:

SEE

ATTACHED

EXHIBIT "A".

98 MAR -2 AM 10:18

RECEIVED & RECORDED

04006260

TAXES FOR THE YEAR 1998
ARE TO BE PAID BY GRANTEES HEREIN.

AND I, MARY ANNE BOYD, the wife of GENE A. BOYD, for good and sufficient consideration received, do hereby join in the execution of this instrument to release, remise, transfer and convey unto **KURT A. BOYD AND LESLIE E. WILLIAMS,** any and all right, title and interest and claim that may be vested in me, in and to the real estate set out hereinabove, by reason of marital rights, homestead rights or otherwise.

IN WITNESS WHEREOF, Grantor herein has set his hand on this the 19th day of ~~December~~ FEBRUARY, **1997.**

Gene A Boyd
GENE A. BOYD

Mary Anne Boyd
MARY ANNE BOYD

****

STATE OF: **TENNESSEE** }

COUNTY OF: HAMILTON }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared **GENE A. BOYD AND MARY ANNE BOYD,** to me known (or proved by sufficient evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and Notarial Seal on this **the** 19th **day of February, 1998.**

My Commission Expires:
10-25-99

Notary Public

****

STATE OF: **TENNESSEE** }

COUNTY OF: HAMILTON }

I HEREBY swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$ - - 0 - - (ZERO).**

Affiant

SUBSCRIBED TO AND SWORN before me on this **the** 19th **day of February, 1998.**

My Commission Expires:
10-25-99

ANGELIKA WATKINS NOTARY PUBLIC AT LARGE HAMILTON CO. TN

Notary Public

****

980232.QD

EXHIBIT "A"

LEGAL DESCRIPTION:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot Number One Hundred Ten (110) on the Plan of Brookmead, Section Two (2), as shown by Plat of record in Book 2113, Page 76, in the Register's Office of Davidson County, Tennessee. Said Lot Number One Hundred Ten (110) fronts 182.9 feet on the Easterly margin of Brook Hollow Road and extends back 271.6 feet on the Southerly line and 191 feet on the Northerly line, to a dead line in the rear, on which it measures 187 feet.

The Grantor's source of interest in the property is a Deed recorded in Book 10486, Page 896, in the Register's Office of Davidson County, Tennessee.

The legal description herein is the same as that contained in the Deed of Prior Title.

SUBJECT TO all Restrictions, Conditions and Easements, as shown or as specified on that Plat of record in Book 2113, Page 76, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Sixty-Five (65) foot Setback Line, as shown or as specified on said recorded Plat.

SUBJECT TO Six (6) foot Utilities Line, as shown by dashed or dotted lines on said recorded Plat.

SUBJECT TO any Governmental Zoning and Subdivision Ordinances and Regulations in effect thereon.