Prepared by:
Tommy C. Estes
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 742-9315

Box 21-B

QUITCLAIM DEED

ADDRESS CURRENT OWNERS:	SEND TAX BILLS TO:	MAP/PAR. #
Robert A. Shannon, Jr. 316 McCoin Drive Goodlettsville, TN 37072	Robert A. Shannon, Jr. 316 McCoin Drive Goodlettsville, TN 37072	Tract I Map 106-7 Parcel 27 Tract II Map 106-7 Parcel 27

(Both tracts have field book #6DA-00700)

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Meredith Shannon, Grantor, by these presents, does hereby quitclaim and convey unto Robert A. Shannon, Jr., his successors and assigns, all of Grantor's one-fourth (1/4) undivided interest in each of the following described tracts of property in Davidson County, Tennessee, as follows:

Tract I

Being part of Lot No. 6 on the Plan of the Charles T. Coles property, as of record in Book 161, Page 32, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 15, 1940, as follows:

Beginning at an iron pin at the southeast corner of Blanton Avenue and Murfreesboro Road; thence with the southerly margin of Murfreesboro Road; eastwardly 286 feet to the northwest corner of the property conveyed to Herbert O. Jauss and wife, by deed from Thomas Franklin Lake and wife, of record in Book 1558, page 521, said Register's Office; thence with the westerly line of said Jauss property southwardly 237 feet to the northerly line of the property conveyed to R.L. Withers by deed from Thomas Franklin Lake and wife, of record in Book 1562, page 615, said Register's Office; thence with said line westwardly 44 feet, more or less, to said Withers' northwest corner, continuing in the same direction 242 margin of Blanton Avenue; thence with

said Avenue, northwardly 237 feet to the beginning.

Being the same one-fourth (1/4) undivided interest conveyed to Grantor by Personal Representative's Quitclaim Deed, from the Personal Representative of the Estate of Robert A. Shannon, Sr. dated June 25, 1996, of record in Book 10098, Page 317, Register's Office for Davidson County.

Tract II

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 6 on the Map of Chas. T. Coles property as of record in Book 161, page 32, Register's Office for said County and described as follows:

BEGINNING at the northeast corner of Blanton Avenue and Hill Avenue; thence with the easterly margin of Blanton Avenue, north 19° east 203.8 feet to the southwest corner of part of Lot 6 conveyed to James Omar Chandler and wife, Daisy M. Chandler, by deed from Thomas Franklin Lake and wife, as of record in Book 2045, page 318, said Register's Office; thence with Chandler's southerly line eastwardly 242 feet to the northwest corner of part of Lot 6 conveyed to R.L. Withers, by deed from Thomas Franklin Lake and wife, as of record in Book 1560, page 615, said Register's Office; thence with Withers' westerly line, south 19° west 110 feet to his southwest corner; thence easterly with his south line 14 feet to the northwest corner of the property conveyed to Freeman B. Roberts and wife, Addie Ellen Roberts, by deed from Lucy Hill High, a widow, as of record in Book 1340, page 57, Register's Office; thence with Roberts west line south 19° west 100 feet to the northerly margin of Hill Avenue; thence with said Avenue, north 71° west 256 feet to the beginning.

Being the same one-fourth (1/4) undivided interest conveyed to Grantor by Personal Representative's Quitclaim Deed, from the Personal Representative of the Estate of Robert A. Shannon, Sr. dated June 25, 1996, of record in Book 10098, Page 317, Register's Office for Davidson County.

The legal description stated above has been taken from the prior deed conveying the interest in this property to Grantor, as a tenant in common with Johnnie B. Shannon and Robert A. Shannon, Jr. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

WITNESS MY HAND in Racine, Wisconsin this 2nd day of March, 1998.

CHARLES MEREDITH SHANNON,
Grantor

STATE OF WISCONSIN)
COUNTY OF Racine)

On this 2nd day of March, 1998 ~~1997~~, before me personally appeared Charles Meredith Shannon, to me known or proved to me on the basis of satisfactory evidence to be the person described herein, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and notarial seal this 2nd day of March, 1998.

Notary Public
My Commission Expires: 09-24-2000

THE ACTUAL CONSIDERATION IS $58,000.00.

Robert A. Shannon, Jr.
Grantee

Sworn and subscribed to before me this 6th day of March, 1998.

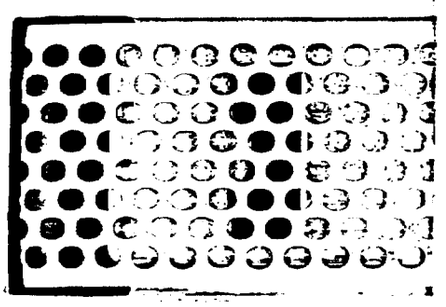
My Commission Expires: May 30, 1999

Notary Public

#15754

0409257

98 MAR -6 PM 3:17



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10827 PG 683

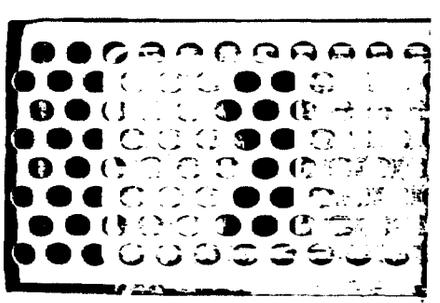
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DART [illegible]
CO TX 214.60
PRFEE 1.00
MISC 12.00
TOTAL 227.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/98 VL [illegible]



0409257
IDENTIF. & REFERENCE

98 MAR -6 PM 3:17

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 1262889