BOX #14A
MAP 172-09-0-A
PARCEL 003.00co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 9th day of April, 1998.

My Commission Expires: 7/24/99

Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Rick Brafford	"NEW OWNERS"
(Name)	(Name)
5983 Edmondson Pike	
(Street Address)	(Street Address)
Nashville, TN 37211	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONES LAND COMPANY, LLC, a Tennessee limited liability company**, hereinafter called the **"Grantor"**, does hereby quitclaim all of its right, title and interest to **RICK BRAFFORD and wife, KIM BRAFFORD**, hereinafter called the **"Grantees"**, their heirs and/or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Book 9700, Pages 536 and 537, and Boundary Plat of record in Book 9700, Page 549, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jones Land Company, LLC, a Tennessee limited liability company, by Deed from William Horace Swain and wife, Ruthene F. Swain, and Betty Swain Mays, unmarried, of record in Book 10221, Page 213, and by Quitclaim Deeds of record in Book 10221, Page 217, in Book 10221, Page 220, and in Book 10221, Page 224, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and

easements and rights for public utilities applicable to this property; encumbrances as may affect the premises, if any; and property taxes.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is unimproved property.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, this the 31st day of March, 1998.

JONES LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Denzel H. Carbine, Chief Manager
DENZEL H. CARBINE, Chief Manager

STATE OF TENNESSEE)
COUNTY OF ~~TENNESSEE~~ WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DENZEL H. CARBINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of the JONES LAND COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 31st day of March, 1998.

My Commission Expires: 10-22-01

Erin Williams
Notary Public

C:\KG\BRAFFORD.QCD

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