THIS INSTRUMENT WAS PREPARED BY:	GARY D. COPAS, Attorney at Law 109 Duling Avenue, Madison, Tennessee 37115

STATE OF TENNESSEE COUNTY OF DAVIDSON	*BOOK / PAGE and RECORDING DATE AND TIME*
The actual consideration for this transfer is $ 10.00. *AFFIANT* **SWORN TO AND SUBSCRIBED** before me this _____ day of August, 1997. **NOTARY PUBLIC** My commission expires: _____ (*SEAL*)	BOOK 11026 PAGE 754

NAME AND ADDRESS OF PROPERTY OWNER	NAME / ADDRESS OF PERSON RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	PARCEL IDENTIFICATION NUMBER ASSIGNED BY COUNTY ASSESSOR OF PROPERTY	
Vernon D. Criswell 3607 Baxter Avenue Nashville, Tennessee 37216	Vernon D. Criswell 3607 Baxter Avenue Nashville, Tennessee 37216	**MAP NO.:**	72-2
		PARCEL NO.:	46 & 47

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named *Grantee*, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **CHARLENE CRISWELL**, unmarried (the "*Grantor*"), have this day bargained and sold, and by these presents do hereby *quitclaim* to **VERNON DALE CRISWELL** (the "*Grantee*"), his heirs and assigns, all my interest in, and title to, the following tracts or parcels of land, situated and lying in Davidson County, State of Tennessee, and described to-wit:

TRACT NO. I :

Being Lot No. 15 of Block "A" on the Revised Map of Richardson's Subdivision of part of Lot No. 3 of the Martin Land, not of record, described according to a survey made by Ewell Anderson, Surveyor, May 1945, as follows:

Beginning at a point on the southerly margin of Richardson Avenue, 185 feet 1 inch east of the easterly margin of Cooney Street, extended, said point being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, southwardly 165 feet; thence eastwardly 60 feet 3 inches to the corner of Lots Nos. 14 and 15; thence with the line between said two lots; northwardly 165 feet to the southerly margin of said Avenue; thence with said Avenue westwardly 60 feet 3 inches to the beginning.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "A" on the unrecorded Map of the Richardson Tract, being a subdivision of the east part of Lot No. 3 on the Plan of the Martin Lands, as of record in Minute Book "W", page 90, County Court for said County, and described according to a copy of a survey thereof made in May 1945, by Ewell Anderson, Surveyor, as follows:

Beginning at a point in the south margin of Richardson Avenue, which is 124 feet 10 inches east of the terminus of said Avenue, opposite the L. & N. Railroad right-of-way, at the corner of Lots Nos. 16 and 17; thence southerly at right angles to Richardson Avenue, 165 feet to a point in the northwest corner of Lot No. 85 on the Plan of Maynor Place Subdivision, as of record in Book 843, page 24, Register's Office for said County; thence along the north line of said Lot No. 85 of said Maynor Place Subdivision, easterly 60 feet 3 inches to a point at the corner of Lots Nos. 15 and 16 of said Richardson Subdivision; thence with the line between said lots, northerly 165 feet to the south margin of Richardson Avenue; thence with the margin of the same, westerly 60 feet 3 inches to the beginning.

SOURCE OF INTEREST AND PREVIOUS DEED OF RECORD: Being the same tracts of property conveyed to Vernon Dale Criswell and wife, Charlene Criswell (now divorced), by deed from George Gianikas and wife, Mary Ellen Gianikas, recorded in the Register's Office of Davidson County, Tennessee, in **Book 5161, Page 692**, on June 20, 1977; said deed being the previous deed of record and the last recorded instrument by which the *Grantor* took the title and the interest being hereby quitclaimed.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF, OR FOR, THIS CONVEYANCE; AND THE ABOVE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

THIS IS **UNIMPROVED** PROPERTY WITH THE STREET NUMBER AND POST-OFFICE ADDRESS OF **1008 & 1010 KIRKLAND AVENUE WEST, NASHVILLE, TENNESSEE 37216.**

WITNESS my hand, on the date of this conveyance, this 13th day July 1998
~~August~~, ~~1997~~.

CHARLENE CRISWELL

JUL 20 PM 12:58

MAIL ENV

0161277

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

PERSONALLY appeared before me, Mildred M. Woodson (Notary Public), a Notary Public in and for said County and State, **CHARLENE CRISWELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of July 1998 ~~August~~, ~~1997~~.

SHLY 07/20 01:01 01CASH 10.00

NOTARY PUBLIC

My commission expires:

My Commission Expires JUNE 14, 1999

(SEAL)

QUITCLAIM DEED	FROM	CHARLENE CRISWELL	TO	VERNON DALE CRISWELL

GARY D. COPAS
ATTORNEY AT LAW
109 DUNING AVENUE
MADISON, TENNESSEE 37115