This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Dennis R. Sexton
401 Annex Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Same

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Prepared from information provided by the parties
and without benefit of title examination.

QUITCLAIM DEED

102-03/182.00

THIS INSTRUMENT made and entered into on this the 15th day of May, 1998, by and between **W. RANDALL SEXTON AND WIFE, NELLIE RUTH SEXTON,** ("Grantors") and **DENNIS R. SEXTON**("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot Number 1193 on the Plan of Charlotte Park, Section 21, as of record in Plat Book 3700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to W. Randall Sexton and wife, Nellie Ruth Sexton, by deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 9832, page 549, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as 401 Annex Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, the Grantor has hereunto set their signature on this the 15th day of May, 1998.

W. RANDALL SEXTON

NELLIE RUTH SEXTON

98 SEP 10 AM 8:40
FELIX Z. ... III REGISTER
DAVIDSON COUNTY, TN.

0486095
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy M Whitmore a Notary Public in and for said County and State, the within named, W. RANDALL SEXTON AND WIFE, NELLIE RUTH SEXTON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of May, 1998.

DOROTHY M. WHITMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Dorothy M. Whitmore
Notary Public

My Commission Expires: 7-28-2001

AFFIDAVIT

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ -0-.

Dennis R Sexton
DENNIS R. SEXTON

Sworn to and subscribed before me this 15 day of May, 1998.

DOROTHY M. WHITMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Dorothy M. Whitmore
Notary Public

My Commission Expires: 7-28-2001

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