This instrument prepared by:
Lesa H. Skoney, (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
21st Floor, First American Center
Nashville, TN 37238

FILE BOX 57

BOOK 11156 PAGE 370

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Donald M. Huffines, Jr. and Barbara Harris Huffines	SAME	Map 34-3
204 Twin Hills Drive		Parcel 50 & 93
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

Lesa H. Skoney
AFFIANT

Subscribed and sworn to before me this 13th day of October, 1998.

BETTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Betty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/29/2001
My Commission Expires SEPT. 29, 2001

98 OCT 15 AM 8:12

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RECEIVED FOR REFERENCE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Donald M. Huffines and wife, Aileen Huffines, Grantor, do hereby transfer and convey unto Donald M. Huffines, Jr. and wife Barbara Harris Huffines as tenants by entirety, an undivided 22% interest as tenants in common with Grantor in and to certain property in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shephard Hills, Section 3, of record in Book 2900, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 112 and 113; thence with the line between said lots southwestwardly 229.6 feet to a point; thence southeastwardly 212 feet to the northerly margin of Spring Branch Drive; thence with the margin of the same northeastwardly 150 feet to the beginning of a curve; thence around said curve northwardly 31.41 feet to the westerly margin of Twin Hills Drive; thence with the margin of the same, northwardly 207.2 feet to the point of beginning.

TRACT II:

A tract of land in the 10th Civil District of Davidson County, Tennessee, it being that part of the A. J. Coleman Tract laying adjacent to the South and East boundaries of Shepherd Hills Section No. 3 and described as follows:

BEGINNING on an iron pipe it being the common corner of Lots numbers 115 and 114 of the above mentioned subdivision; thence North 37 degrees 07 minutes west with the boundary of Lot number 114, 117 feet to an iron pin the corner of Lot number 112; thence South 58 degrees 22 minutes East with the boundary of Lot number 112, 212 feet to an iron pin on the margin of proposed Spring Branch Drive thence southwardly 101.58 feet with said margin, it being a curve to the left having a radius of 465 feet to an iron pin; thence south 19 degrees 08 minutes west with the margin 44 feet to an iron pin; thence north 70 degrees 52 minutes west 251.8 feet to an iron pin on the boundary of Lot number 115; thence north 19 degrees 44 minutes west with the boundary of Lot number 115, 24 feet to the point of beginning containing 0.91 acres more or less.

Being the same property conveyed to Donald M. Huffines and wife, Aileen Huffines by deed of Paul W. Lee and wife, Fay Lee of record in Book 5919, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2997, page 69, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, page 156, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Twin Hill Drive and 50 foot minimum building setback line from Spring Branch Drive and a easement for public utility purposes along the southerly line of said lot and easement for overhand across Northeast line of property. Tract I.

Easement for flow of branch or stream across said property.

This is improved property known as 204 Twin Hills Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of October, 1998.

Donald M. Huffines

Aileen Huffines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald M. Huffines and Aileen Huffines, 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, at office, this 13th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/