Box 44

BOOK 11312 PAGE 19

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(A).
Gullett, Sanford, Robinson & Martin, PLLC 230 Fourth Avenue, North P.O. Box 198888 Nashville, TN 37219-8888	

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Justine W. Milam 6236 Hillsboro Road Nashville, TN 37215	Same	Map 158-2 Parcel 14

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **EDMUND D. MILAM**, a married person ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of terminating a tenancy by the entirety between EDMUND D. MILAM and wife, JUSTINE W. MILAM, and vesting fee simple title in the subject property solely in Grantor's wife, JUSTINE W. MILAM, pursuant to the provisions of Tennessee Code Annotated Section 66-1-110, hereby assigns, transfers, quitclaims, and conveys unto **JUSTINE W. MILAM**, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of improved land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is improved property, located at 6236 Hillsboro Road, Nashville, Tennessee 37215.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25 day of January, 1999.

Edmund D. Milam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edmund D. Milam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Robert L. Goodpasture eleven acre tract, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July 1956, as follows:

BEGINNING at a point in the south line of Hillsboro Park Subdivision 500 feet east of a locust post set in the east margin of Hillsboro Pike, said point being the northwest corner of this tract in the north line of a 30-foot roadway serving this and other tracts; thence with the south line of said Hillsboro Park Subdivision, South 86 degrees East 127.7 feet to the northwest corner of a tract conveyed to Charles M. Everhart and Wife, by deed of record in Book 2924, Page 59; thence along Everhart's west line, South 0 degrees 21' East 387.1 feet to the north line of the Kelly lands; thence with said line, North 86 degrees West 328.7 feet to a point, which is 500 feet east from the easterly margin of Hillsboro Pike; thence northeasterly 422 feet to the point of beginning, containing 2.02 acres more or less, subject however to any right of adjoining property owners in and to the north 30 feet of the land in question, which said north 30 feet together with other property was declared to be a roadway as set forth in deed of record in Book 2924, Page 59, said Register's Office. BEING part of the property conveyed to Robert L. Goodpasture and Wife, Helen L. Goodpasture, by deed from E. C. Scruggs and Wife, as of record in Book 1019, Page 351, said Register's Office.

Being the same property conveyed to Edmund D. Milam and wife, Justine W. Milam, by deed from Robert L. Goodpasture and wife, Helen L. Goodpasture, of record in Book 3435, page 431, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the Seventh Civil District of Davidson County, Tennessee, lying on the east side of Hillsboro Pike, being part of the Robert L. Goodpasture eleven acre tract described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July, 1956, the tract herein conveyed being more particularly described as follows:

Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the original eleven acre tract, thence with the easterly margin of said Hillsboro Pike, south 28 degrees west 30 feet, more or less, to a point, said point being the northwest corner of the property conveyed to Robert G. Anderson, by deed of record in Book 4709, page 276, Register's Office for said County; thence along Anderson's northerly line, south 86 degrees east 500 feet, more or less, to a point in the westerly line of the property conveyed to Edmund D. Milam and

wife, by deed of record in Book 3435, page 431, said Register's Office; thence along said Milam's westerly line northeasterly 30 feet, more or less, to a point in the northerly margin of the original eleven acre Goodpasture tract, said point being the northwest corner of the Milam tract; thence along said northerly margin, north 86 degrees west 500 feet, more or less, to a point in the easterly margin of Hillsboro Pike, the point of beginning.

Being the same property conveyed to Edmund D. Milam and wife, Justine W. Milam, by deed from Helen L. Goodpasture, unmarried and the widow of Robert L. Goodpasture, of record in Book 6787, page 19, Register's Office for Davidson County, Tennessee.

0541026
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 1:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7315 01/26/99 0101 01CASH 18.00