STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0

Affiant

Sworn to and subscribed before me this 28th day of January, 1999.

Notary Public

My Commission Expires:

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:

J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

99 JAN 29 PM 12:31
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE 05424479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Andrea Boyce Keckley c/o Delmer A. Boyce 4204 Belmont Blvd. Nashville, TN 37215	Same	Map 131-4 Parcel 60

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, DELMER BOYCE AND WIFE DOROTHY BOYCE ("Grantors"), do this day transfer, quit-claim and convey unto ANDREA BOYCE KECKLEY ("Grantee") as tenant in common, an undivided seven (7.0%) percent interest in property described below, being certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, being the southerly 35 feet of Lot No. 1 and the northerly one-half (1/2) of Lot No. 2 and the northerly one-half (1/2) of Lot No. 23, as shown on the Plan of record in Book No. 421, pages 118 and 119, Register's Office for said County, and known as the Plan of George W. Blair, Revised Subdivision of Belmont Park Place, and particularly described as follows:

The southerly 35 feet of Lot No. 1 front 35 feet on the westerly side of Lake Drive, or Granny White Pike and extends back between parallel lines with the southerly line of Lot No. 1, 295 feet to an alley.

The northerly ½ of Lot No. 2 fronts 125 feet on the westerly side of Lake Drive, or Granny White Pike, and extends back between parallel lines, with the northerly line of Lot No. 2 295 feet to an alley.

Said northerly one-half (1/2) of Lot No. 23 fronts 125 feet on the easterly side of Belmont Boulevard and extends back easterly between parallel lines 275 feet to an alley.

Being the same property conveyed to Delmer Boyce and wife, Dorothy Boyce by deed from Mrs. Hubert L. Kinley, conservator of the estate of Nina A. Stele by deed of record in Book 4682, Page 429, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded herein is the following property:

Land lying in the 25th Civil District of Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at a point on the existing westerly right-of-way margin of Granny White Pike, being the northeasterly corner of the Boyce property thence south 8 degrees 5" 31" west 54.49 feet, thence north 81 degrees 28" 57" west 19.732 feet, thence north 8 degrees 37' 45" east 53.89 feet, thence south 83 degrees 15' 22" east 19.23 feet, to the point of beginning.

Being the same property conveyed by Quitclaim Deed to Metropolitan Government of Nashville and Davidson County, Tennessee by Quitclaim Deed from Delmer Boyce and Dorothy Boyce as of record in Book 10742, Page 830, and by Quitclaim Deed from Andrea Boyce Keckley as of record in Book 10781, Page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as 4405 Granny White Pike, Nashville, Tennessee.

This parcel is subject to the terms of such instruments as may appear of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hands on this the 28 day of January, 1999.

Delmer A. Boyce
Delmer Boyce

Dorothy Boyce
Dorothy Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, DELMER BOYCE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1999.

John Gregory Hardeman
Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, DOROTHY BOYCE, 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 and official seat at Nashville, Tennessee, this 28 day of January, 1999.

John Gregory Hardeman
Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

My Commission Expires:

2882 01/29/99 0101 03CHECK 10.00