THIS INSTRUMENT PREPARED BY:

Lewis S. Howard
HOWARD & RIDGE
P.O. Box 1527
Knoxville, TN 37901
(423) 523-1847

BOOK 11374 PG. 21

RESPONSIBLE TAXPAYER

KBJ&M Partnership
P.O. Box 1007
Knoxville, TN 37901

Parcel or Tax I.D. No.:
Map 96-16A Parcel 25

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of February, 1999 between **A. LARRY BINKLEY, JAMES F. KAATZ** and **NANCY THOMAS JONES,** widow and devisee of Allen L. Jones, deceased, and Executrix of the Estate of Allen L. Jones ("Grantors") and **KBJ&M PARTNERSHIP**, a Tennessee general partnership consisting of A. Larry Binkley, James F. Kaatz and William T. Morris, as general partners ("Grantee");

W I T N E S S E T H:

That Grantors do hereby QUIT CLAIM their entire right, title and interest unto Grantee in the following property to wit:

SEE ATTACHED SCHEDULE A

THIS CONVEYANCE is made subject to all applicable restrictions, easements, and building setback lines as are shown of record in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, **TO HAVE AND TO HOLD** the same to the Grantee, its successors and assigns.

Grantors covenant with Grantee, its successors and assigns, that Grantors are lawfully seized of the premises above conveyed and have full power, authority and right to convey the same, and that such premises are free from all encumbrances, except easements of record or which might be shown by survey and ad valorem taxes not yet due and payable which Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year first above written.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

A. Larry Binkley

James F. Kaatz

Nancy Thomas Jones, widow devisee of Allen L. Jones, deceased, and Executrix of the Estate of Allen L. Jones

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

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Personally appeared before me, the undersigned authority, a notary public of the county and state aforesaid, **A. LARRY BINKLEY, JAMES F. KAATZ** and **NANCY THOMAS JONES,** widow and devisee of Allen L. Jones, deceased, and Executrix of the Estate of Allen L. Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument as for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 1999.

Laura L. Shange
Notary Public

My Commission Expires: April 2, 2000

I hereby swear and affirm that the actual consideration for this transfer or the value of the property transferred whichever is greater is $ 60,000.00 .

A. Larry Binkley
Affiant

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Subscribed and sworn to before me this 12th day of February, 1999.

Laura L. Shange
Notary Public

My Commission Expires: April 2, 2000

1016.qui

SCHEDULE A

BOOK 11374 PG. 23

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Phase One-B, Larchwood, Planned Unit Development, of record in Book 6200, Page 171, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Grantors by Larchwood Homes Associates, a Tennessee Joint Venture, by Deed of record in Book 6632, Page 468, Register's Office for Davidson County, Tennessee.

0558125
IDENTIF. & REFERENCE
99 MAR -8 PM 2:29
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
237.00 CKCHECK 0101 03/08/99 5470

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11374 PG. 24

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0558125

IDENTIF. & REFERENCE

99MAR-8 PM 2:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	237.00
CHECK	237.00

03/08/99 01 14:28 0001 5470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434629