This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOOK 11573 PAGE 703

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James R. Waits 18702 Lillian Street Nashville, TN 37206	SAME	Map 83-14 Parcel 266

I, James R. Waits do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto James R. Waits and wife, Trudy L. Waits in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 and the westerly 2 feet of Lot No. 78 on the Plan of the Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 77 and part of Lot No. 78 front 52 feet on the southerly margin of Lillian Street (or Lillian Avenue) and extends back between parallel lines 150 feet to an alley in the rear.
>
> Being the same property conveyed to James R. Waits by deed from Stephen C. Sullivan and wife, Shellie Anne Sullivan if record in Book 10937, page 925, said Register's Office

This is improved property known as 1802 Lillian Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of July, 1999.

JAMES R. WAITS

99 JUL 15 AM 10:57

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, James R. Waits, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 13th day of July, 1999.

Notary Public

ROBERT L SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 03/24/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Mary C Worsham
Affiant

Subscribed and sworn to before me, this the 13th day of July, 1999.

Notary Public

ROBERT - SKIPWORTH
NOTARY
Exp. 03/24/2001
PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE