BOOK 11681 PAGE 668

This Instrument Prepared By:
Title Enterprises, Inc.
3354 Perimeter Hill Drive
Nashville, TN.. 37211

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

MAIL ENV.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **N. Jerry Richards, Jr. and wife, Denise D. Richards**, do hereby bargain, sell, release, remise, quitclaim and convey unto **Michael Wayne Skaggs** all of my rights, title and interest in and to the following described real estate, to-wit:

See Exhibit "A" for Property Description

99 SEP 30 AM 10:34
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
TN.

RECEIVED FOR RECORD

0041790

This conveyance is made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 24 day of September, 1999.

N. Jerry Richards, Jr.

4046 09/30 0101 C3CHECK 14.00

Denise D. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **N. Jerry Richards, Jr. and Denise D. Richards,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her/his/their free act and deed.

Grant B. Stockton
Notary Public
My Commission Expires:

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-29-2000

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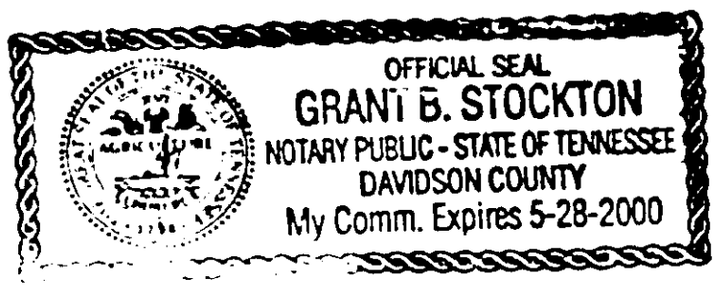
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0 .

Anita J. Skaggs
Affiant

Subscribed and sworn to before me this 24 day of September, 1999.

Grant B. Stockton
Notary Public



My Commission Expires:

Record and Return To:
Title Enterprises, Inc.
3354 Perimeter Hill Drive, St. 114
Nashville, TN 37211

MAP 115 GROUP 11 PARCEL 43.00

NAME AND ADDRESS

Michael Wayne Skaggs
6345 Torrington Drive
Nashville, TN 37205

SEND TAX BILL TO

same

Stewart Title Guaranty Company

Commitment Number: PH-99900239GS

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SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One West Meade Estates, as of record in Plat Book 2663, page 110, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to N. Jerre Richards, Jr. and wife Denise D. Richards by Warranty Deed from Bruce L. Washburn and wife, Miriam Elaine Washburn dated September 24, 1999 and recorded 11681, in Book _____, page 668 Register's Office for Davidson County, Tennessee.

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