Box 13

FROM Florence W. Martin
TO Phillip Billiott and wife, Helen Billiott

#1345

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Phillip Billiott	OWNER	84-15-55
212 Walnut Hill Dr.		
Nashville, TN 37214		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

affiant

Subscribed and sworn to before me this the 25th day of January, 2001.

Notary Public

Commission Expires: 5.26.02

I, **Florence W. Martin** do hereby quitclaim to **Phillip Billiott and wife, Helen Billiott** their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

EXHIBIT "A"

Being the same property conveyed to William J. Martin and wife, Florence W. Martin as of record in Book 1941, Page 49, said Register's Office. The said William J. Martin having been deceased. Also, reference deed conveying from the Martin's to the Billiott's of record in Book 11270, Page 654, said Register's Office for Davidson County, Tennessee. This conveyance is to correct the errors in the notary and legal of the aforesaid deed.

This instrument is executed on behalf of Florence W. Martin by Gail M. Brabson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11270, Page 652, Register's Office for Davidson County, TN. Florence W. Martin and Florence Martin being one and the same person.

This is improved property (X) known as
212 Walnut Hill Drive, Nashville, TN 37214

Witness our/my hand(s) this the 25th day of January , 2001.

Florence W Martin by Gail M. Brabson

Florence W. Martin by Gail M. Brabson her attorney-in-fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gail M. Brabson, the person who executed the foregoing instrument on behalf of Florence W. Martin and acknowledged that she executed the same as the free act and deed of the said Florence W. Martin, through Power of Attorney granted Gail M. Brabson by the said Florence W. Martin.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of January, 2001.

Notary Public

Commission Expires: 5/26/2002

Davidson County DEEDQC
Recvd: 02/07/01 12:32 2pgs
Fees:10.00 Taxes:0.00

20010207-0012126

EXHIBIT "A"

SITUATE in Davidson County, Tennessee, and being designated as Lot 40 on the Map of Donelson Meadows of record in Deed Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

Lot No. 40 is described as beginning at a point in the westerly margin of Walnut Hill Drive, the common corner of Lots 39 and 40; thence with the line between said lots Westerly 180 feet to a point in the easterly line of Lot 26; thence with the westerly line of Lots 26 and 25, Northerly 52 feet to the corner of Lot 22; thence with the line between Lots 22 and 40, Northeasterly 67.3 feet to the corner of Lot 21; thence with the line between Lots 21 and 40, Easterly 123.8 feet to the Westerly margin of Walnut Drive; thence with the margin of said drive, Southerly 87 feet to the BEGINNING.

Included but excluded from this conveyance is the property described in Deed Book 4206, Page 578, an described as BEGINNING at a point in the present Westerly margin of Walnut Hill Drive, at the corner of Lot Nos. 21 and 40 as shown on said Map; thence with the line between said Lots, Westerly 23.3 feet to a point on the new relocated Westerly margin of Walnut Hill drive; thence Southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated Westerly margin of Walnut Hill Drive to a point; thence Southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the Lot line between Lot Nos. 39 and 40; thence Easterly 1.7 feet with the line between Lot Nos. 39 and 40 to a point at the corner of said Lots on the present Westerly margin of Walnut Hill Drive; thence Northerly 87 feet along the present Westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.