Box 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed before me this 3 day of Jan, 2002.

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

Notary Public

My Commission Expires: _____

This Instrument Prepared By:

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

Davidson County DEEDQC
Recvd: 01/03/02 15:02 3pgs
Fees:17.00 Taxes:0.00
20020103-0001227

QUITCLAIM DEED

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 twenty-five (25%) 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:

(1) 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.

(2) Land lying in the 25th Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the present westerly right-of-way margin of Granny White Pike, also being the southeasterly corner of the Keckley and Boyce property thence north 83 degrees 15'21" west 11.393 feet, thence north 3 degrees 35'30" east 106.298 feet, thence south 81 degrees 28'59" east 19.730 feet, thence south 8 degrees 05'29" west 105.556 feet to the point of beginning; said area containing 1,647 square feet, more or less.

Being part of the same property conveyed by deed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Delmer Boyce and wife, Dorothy Boyce and Andrea Boyce Keckley of record in Book 11308, Page 571, 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 we have hereunto set our hands on this the 3 day of January, 2002.

Delmer Boyce

Dorothy Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Henderson, 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 3 day of January, 2002.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Henderson, 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 3 day of January, 2002.

Notary Public

My Commission Expires: _____