BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ben A. Burns et ux 2709 Tyne Blvd. Nashville, Tennessee 37215	Same as New Owner	Map 130-15 Parcel 25
This instrument prepared by: David B. Gray Hix & Gray, PLC, 315 Deaderick Street, Suite 1620, Nashville, TN 37238		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BEN A. BURNS,** ("Grantor"), hereby sells and quitclaims to **BEN A. BURNS and wife, CHRISTINA W. BURNS,** ("Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 11 on the Plan of Harpeth Valley Estates, Section No. One, of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ben A. Burns by Warranty Deed from Carolyn W. Perrone, of record as Instrument No. 200006090058116, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1835, page 86; to an easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6369, page 629; to a Contract for Water System by and between J.L. Webb, agent for M.B. Evans, and Thomas J. Tyne and the Belle Meade Hillsboro Land Company, of record in Book 880, page 119; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as 2709 Tyne Blvd., Nashville, Tennessee 37215.

Executed this 27th day of December, 2002.

BEN A. BURNS, Grantor

Davidson County DEEDQC
Recvd: 01/03/03 15:55 2pgs
Fees:12.00 Taxes:0.00

20030103-0001483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Notary Public, Ben A. Burns, 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, at office, this 27th day of December, 2002.

Notary Public

My Commission Expires: 9/30/2006

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 27th day of December, 2002.

Notary Public

My Commission Expires: 9/30/2006

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006