BOOK 1682 PAGE 67

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM Nell Shipp Totty **AND** Graham B. Boyce, Trustee

TO Graham B. Boyce, Trustee **TO** Juanita T. Boyce, et al

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita T. Boyce (NAME)	SAME (NAME)	16DA38218
3842 Granny White (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 131-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 84

THIS INSTRUMENT WAS PREPARED BY

Graham B. Boyce, Atty.
515 Stahlman Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1974

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 23, 1974

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a survivorship estate

WE I, Nell Shipp Totty, as surviving tenant by the entities of William H. Totty, deceased

by these presents do hereby quitclaim and convey unto Graham B. Boyce, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Lone Oak Road at a concrete monument at the corner of Lots 20 and 21; thence with the line between said lots southwesterly 166.3 feet to the north line of Lot 23; thence with the north line of Lots Nos. 23 and 22, easterly 220 feet to the westerly margin of Belmont Park Terrace, thence with the margin of same, northerly 100 feet to the beginning of a curve; thence with said curve northerly 7.9 feet to another concrete monument and continuing with said curve northwesterly 27.54 feet to another concrete monument in the south margin of Lone Oak Road; thence with the margin of same, northwesterly around a slight curve 56.7 feet to another concrete monument, and continuing with said line, North 45° 11 minutes west 76 feet to the beginning.

Being the same property conveyed to William H. Totty and wife, Nell Shipp Totty by deed from Alice J. McWhirter and Lois Chunn Roberts of record in Book 1781, page 379, R.O.D.C., Tennessee. The said Wm. H. Totty having since died on January 19, 1964.

unimproved ( )
This is improved ( ) property, known as 4421 Lone Oaks Rd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Graham B. Boyce, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Juanita T. Boyce, Hester T. Golden, William Houston Totty and Nell Shipp Totty and to the survivor of them, it being the express intention of the grantor to create a survivorship estate in said grantees their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of Feb., 19 73

Nell Shipp Totty
Nell Shipp Totty

Graham B Boyce
Graham B. Boyce Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } FEB20'73 MISC A* 4.00 * 4.00

Personally appeared before me, William Louis Shirley, a Notary Public in and for said County and State, the within named, Nell Shipp Totty, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of Feb. 19 73

William Louis Shirley
Notary Public.

MY COMMISSION EXPIRES APRIL 26, 1975
My commission expires: .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Geo. K. Cate, a Notary Public in and for said County and State, the within named Graham B. Boyce, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of Feb. 19 73

Geo. K. Cate
Notary Public

My commission expires: My Commission Expires July 23, 1974

B 9530 5

IDENTIF. REFERENCE

FEB 20 3 07 PM '73

REGISTER DAVIDSON COUNTY, TENN.