THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., Attorney
14th Floor, Nashville City Bank
& Trust Building
Nashville, Tennessee 37201

BOOK 4874 PAGE 679

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ROBERT C. BOYCE, JR. 111 Acklen Park Drive Nashville, Tennessee 37203	SAME	Map 104-2 Parcel 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEC 12 MISC A* 4.00 * 4.00

Affiant states that this is a Quit-Claim Deed for which there is no cash consideration, made in pursuance of Decree of the Circuit Court of Davidson County, Tennessee, transferring all of the right, title and interest of the wife as a tenant by the entireties in and to the described property to her husband, making him the sole owner in fee. Affiant requests exemption from the State Transfer Tax under Section 67-4102, Item S (a) (2) 1 and 3, Tennessee Code Annotated.

Robert C Boyce Jr.

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 10th DAY DECEMBER, 1974.

Judy M. Butler
Notary Public

My Commission Expires:
5/7/77

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Decree entered the 10th day of December, 1974 in the cause wherein Georgia Phelan Boyce was Petitioner and Robert C. Boyce, Jr. was Defendant, Rule No. 65073 in the Sixth Circuit Court for Davidson County, Tennessee, the undersigned Georgia Phelan Boyce (named as Georgia D. Boyce in the deed) does hereby quit-claim, transfer and convey to the said Robert C. Boyce, Jr. all of her right, title and interest in and to the real property located at 118 - 30th Avenue, South, Nashville, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3 in Henry George's Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring tract, as of record in Book 161, Page 171, and Book 332, Page 8, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the east side of 30th Avenue, South, formerly Parker Street, and runs back 128 feet, between parallel lines to an alley in the rear.

Being the same property conveyed to R. C. Boyce, Jr. and wife, Georgia D. Boyce, by deed of record in Book 3976, Page 838, Register's Office for Davidson County, Tennessee.

Prior to said Decree and this Deed, the undersigned Grantor and her husband, Robert C. Boyce, Jr., owned the above-described property as tenants by the entireties, but pursuant to said Decree of the Circuit Court divorcing the parties, and approving settlement and division of their properties, Grantor executes this Deed as therein authorized, quit-claiming and conveying all of her right, title and interest to the said Robert C. Boyce, Jr. and vesting in him fee simple title subject to any encumbrances thereon.

TO HAVE AND TO HOLD all of the right, title and interest of the said Georgia Phelan Boyce (Georgia D. Boyce) in and to the above-described property with the appurtenances, estate, title and interest thereto belonging to the said Robert C. Boyce, Jr. and his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned Georgia Phelan Boyce has hereunto set her hand at Nashville, Tennessee, this 10th day of December, 1974.

Georgia Phelan Boyce
GEORGIA PHELAN BOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named GEORGIA PHELAN BOYCE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 1974.

Judy M. Butler
Notary Public

JUDY M. BUTLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

5th/1977

IDENTIF. REFERENCE

DEC 12 12 07 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

C81282