QUITCLAIM DEED 4986 PAGE 712

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. Powell et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 74-16
235 Bonnabrook (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Parcel 58
Nashville, Tennessee (CITY) (STATE) 37076 (P.O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	4D 68476

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

~~I~~ I, Colette Elder

by these presents do hereby quitclaim and convey unto H. L. Buchanan, Jr.

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 427 fronts 75.0 feet on the southerly margin of Bonnabrook Drive and runs back between lines measuring 155.0 feet on the easterly side and 156.05 feet on the westerly side to a dead line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Colette Elder by Warranty Deed from Morris D. Arnold and wife, Inez C. Arnold as of record in Book 3899, Page 513, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Deed of Trust of record in Book 3814, Page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive convenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ .00

Subscribed and sworn to before me, this the 5th day of January 1976

Affiant Colette Elder Powell

My commission expires: 1-31-79 (Affix Seal)

Notary Public Eloise S. Stivers

This is unimproved ( ) improved (X) property, known as 235 Bonnabrook Drive, 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 H. L. Buchanan, Jr. *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Jack A. Powell and wife, Colette Elder Powell, and 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* 5th *day of* January, 19 76.

Colette Elder Powell

Jack A Powell

H L Buchanan Trustee.

THIS INSTRUMENT WAS PREPARED BY:

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

Mail-7

BOOK 4936 PAGE 713

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named, Jack A. Powell and Colette Elder Powell, 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 5th day of January, 1976.

Eleanor G. Stewart
Notary Public.

My commission expires: 1-31-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named H. L. Buchanan, Jr., 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 5th day of January, 1976.

Eleanor G. Stewart
Notary Public.

My commission expires: 1-31-79

D31362

IDENTIF. REFERENCE

JAN 8 3 40 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN-8[76] MISC B* 4.00 * 4.00

QUITCLAIM

Deed

From: Colette Elder

to: H. L. Buchanan, Jr. Trustee.

AND

From: H. L. Buchanan, Jr. Trustee.

to: Jack A. Powell and wife, Colette Elder Powell

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238