Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM BOOK 5019 PAGE 933

FROM

Patrick J. McGuigan and Wife, Carol J. McGuigan

AND

James V. Mondelli, Trustee

TO James V. Mondelli, Trustee

TO Patrick J. McGuigan, a single person

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. McGuigan (NAME)	Same (NAME)	OH-1010
751 Elysian Fields Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

James V. Mondelli
214 Third Avenue North
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ none

Patrick J. McGuigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES 10-2-80

(AFFIX SEAL)

APR 28 MISC 5* 4.00 * 4.00

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 fee simple, absolute ownership in Patrick J. McGuigan, per Final Decree of divorce

We, Patrick J. McGuigan and Wife, Carol J. McGuigan,

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

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 20 on the plan of Elysian Fields, Section 1A, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, June 15, 1950, as follows:

Beginning on the westerly margin of Elysian Fields Road, at the northeast corner of the property conveyed to W. M. Rivers and Wife by deed from James E. Caulwell and Company of record in Book 1906, page 539, Register's Office for said county, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, westwardly 210' thence northwestwardly 200' to the southerly margin of a 50' unnamed street; thence with the same eastwardly 270' to the beginning of a curve; thence around said curve with a radius of 25', southeastwardly 39.27 feet to the westerly margin of Elysian Fields Road; thence with same, southwardly 149.1 feet to the beginning.

Being the same property conveyed to Patrick J. McGuigan and Wife, Carol J. McGuigan by deed from Third National Bank in Nashville of record in Book 4602, page 358, Register's Office for said county.

This is unimproved ( ) improved (XX) property, known as 751 Elysian Fields, 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 James V. Mondelli, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Patrick J. McGuigan, a single person,

his 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 18th day of March, 1976.

X Patrick J. McGuigan
PATRICK J. McGUIGAN

X Carol J. McGuigan
CAROL J. McGUIGAN

James V. Mondelli
JAMES V. MONDELLI, Trustee.

D 4678 1

IDENTIF. REFERENCE →

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
MAR 28 2 32 PM '76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Darlene R. Brown, a Notary Public in and for said County and State, the within named, Carol J. McGuigan and Patrick J. McGuigan 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 18 day of March, 1976.

Darlene R. Brown
Notary Public.

My commission expires: 11-17-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Darlene R. Brown, a Notary Public in and for said County and State, the within named James V. Mondelli, 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 18th day of March, 1976.

Darlene R. Brown
Notary Public.

My commission expires: 11-17-79

Mail: Hoodpasture, Carpenter, Evans & Sasser, Attys
600 Commerce - Trust Bldg
Nash - Tenn