This instrument prepared by:
James Wm. Hofstetter, Jr.
1206 Fidelity Federal Bldg.
Nashville, Tennessee 37219
Telephone: 254-5803

QUITCLAIM DEED

FROM: James Wm. Hofstetter, Jr., as Trustee in Bankruptcy for William Herbert Winkler, ind. & fmly. d/b/a Winkler & Winkler, Public Accountants, & fmly. d/b/a a partner in Winkler & Winkler, Public Accountants, and Elizabeth Winkler, BK Nos. 78-30624 & 78-30625

TO: M. S. Pilkinton, and wife, Wilma Jean Pilkinton

New Owner	Send Tax Bills To	Map & Parcel No.
M. S. Pilkinton & wife, Wilma Jean Pilkinton 701 Rosebank Ave. Nashville, TN 37206	Same	Map 72-6 Par 31

WHEREAS, on April 26, 1978, William Herbert Winkler, individually and formerly d/b/a Winkler & Winkler, Public Accountants, and formerly d/b/a a partner in Winkler & Winkler, Public Accountants, and wife, Elizabeth Winkler, filed Petitions for Voluntary Bankruptcy in the United States District Court for the Middle District of Tennessee, said Petitions being assigned bankruptcy numbers 78-30624 and 78-30625, and were adjudicated bankrupts under the provisions of the Bankruptcy Act on said date, and

WHEREAS, on May 23, 1978, James Wm. Hofstetter, Jr., Grantor herein, was appointed Trustee in Bankruptcy for the bankrupt estates of William Herbert Winkler, individually and formerly d/b/a Winkler & Winkler, Public Accountants and formerly d/b/a a partner in Winkler & Winkler, Public Accountants and wife, Elizabeth Winkler, and

WHEREAS, on April 26, 1978, William Herbert Winkler and wife, Anne Elizabeth Winkler, were the owners of a office building located at 1038 Iverson Avenue, Nashville, Davidson County, Tennessee as tenants by the entirety, as of record by Deed recorded in Deed Book 4872, page 846, Register's Office for Davidson County, Tennessee, and

WHEREAS, pursuant to Section 70 of the Bankruptcy Act, on April 26, 1978, all of the right, title and interest in the real property owned by William Herbert Winkler and wife, Anne Elizabeth Winkler, located at 1038 Iverson Avenue, Nashville, Davidson County,

Tennessee, more specifically described below, passed to and became vested in James Wm. Hofstetter, Jr., as Trustee in Bankruptcy for the above bankrupt estates, and

WHEREAS, by Order of the United States District Court for the Middle District of Tennessee, entered October 16, 1978, James Wm. Hofstetter, Jr., as Trustee in Bankruptcy for the bankrupt estates of William Herbert Winkler and wife, Anne Elizabeth Winkler, was authorized to sell to M. S. Pilkinton and wife, Wilma Jean Pilkinton, the real property located at 1038 Iverson Avenue, Nashville, Davidson County, Tennessee;

NOW, THEREFORE, for and in the consideration of Forty-three thousand dollars ($43,000.00), the receipt of which is hereby acknowledged, I, James Wm. Hofstetter, Jr., as Trustee in Bankruptcy for the bankrupt estates of William Herbert Winkler and wife, Anne Elizabeth Winkler, bankruptcy numbers 78-30624 and 78-30625 by these presents do hereby quitclaim and convey unto M. S. Pilkinton and wife, Wilma Jean Pilkinton, and their assigns, all of my right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 14-18, inclusive, on the plan of a re-subdivision of certain lots on the plan of Maynor Place, as of record in Book 843, page 31, Register's Office for said County, described as follows:
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> Beginning on the southerly margin of Iverson Avenue at a point 103 1/2 feet west of the westerly margin of Gallatin Pike, as shown on said plan; thence with the southerly margin of said Iverson Avenue, westwardly 60 feet to the northwest corner of Lot No. 18; thence with the westerly line of Lot Nos. 18, 17, 16, 15, and 14, southwardly 123 feet, 4 inches to the corner of Lot Nos. 14 and 13; thence with the line between said two lots eastwardly 59 3/4 feet to a point, 103 1/2 feet west of the westerly margin of said Gallatin Pike; thence northwardly and parallel with the westerly margin of said Gallatin Pike 125 feet, more or less, to the beginning.
>
> Being the same property conveyed to William H. Winkler, Jr., and wife, Anne E. Winkler, by Deed from Gertrude H. Winkler, of record in Book 4872, page 846, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest to the said M. S. Pilkinton and wife, Wilma Jean Pilkinton, their assigns, forever.

And I do covenant with the said M. S. Pilkinton and wife, Wilma Jean Pilkinton, that I am lawfully seized and possessed of my interest in said land; have good right to convey it, and the same is unencumbered except as appears of record.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this gransfer is $43,000.00.

Affiant

Subscribed and sworn to before me this 31 day of October, 1978.

Notary Public

My Commission Expires. 8-29-79

Witness my hand this 31 day of October, 1978.

JAMES WM. HOFSTETTER, JR.
Trustee in Bankruptcy for William H. Winkler, ind. & fmly. d/b/a Winkler & Winkler, Public Accountants, & fmly. d/b/a a partner in Winkler & Winkler, Public Accountants, and Elizabeth Winkler
BK Nos. 78-30624 & 78-30625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PERRY R. HAPPELL, a Notary Public in and for said County and State, the within named James Wm. Hofstetter, Jr., as Trustee in Bankruptcy for William Herbert Winkler, individually and formerly d/b/a Winkler & Winkler, Public Accountants, and formerly d/b/a a partner in Winkler & Winkler, Public Accountants, and Anne Elizabeth Winkler, BK Nos. 78-30624

and 78-30625, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1978.

Notary Public

My Commission Expires: 8-29-79

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IDENTIF. REFERENCE

NOV 1 3 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-1 78	CONV	43,000.00			
NOV-1 78	S'TAX		B*	111.80	
NOV-1 78	PR'FEE		B*	.50	
NOV-1 78	W'DEED		B*	8.00	* 120.30