THIS INSTRUMENT PREPARED BY: Thomas M. Black, Attorney at Law
223 Madison Street
Madison, TN 37115

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QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
SHEARIN DULDT TIEMANN 1150 S. Barksdale Memphis, TN 38114	Veterans Administration Nashville, Tennessee	Map 43-6 Parcel 198

THIS DEED, made this 11th day of September, 1979, between MARY FREEMON, formerly known as Mary Elizabeth Freemon Duldt, herein called DONOR, and her daughter, THERESA ANNETTE DULDT, a minor, of Davidson County, Tennessee, herein called DONEE, and in that said DONEE is a minor, the property is hereby deeded and quitclaimed to SHEARIN DULDT TIEMANN, Trustee.

WITNESSETH, that DONOR, in consideration of her natural love and affection for DONEE, does hereby give, quitclaim, grant and convey all of her right, title and interest to SHEARIN DULDT TIEMANN, Trustee, for the exclusive use and benefit of THERESA ANNETTE DULDT, a minor and DONEE, with full power, authority and control to mortgage, sell, transfer or convey said property without the necessity of joinder by said beneficiary and without the necessity of approval by any Court, her successors and assigns, all of the following described real estate in Davidson County, Tennessee:

Being Lot No. 70 on the Plan of Section III, Madison Park, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 70 fronts 71.04 feet on the north side of Roosevelt Avenue, and extends south 135 feet on the east line and 131.8 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 87.47 feet. This is improved property known as 529 Roosevelt Drive, Madison, TN 37115.

Being the same property conveyed to John Duldt et ux, Mary F. Duldt, by deed from the Administrator of Veterans Affairs, of record in Book 4176, page 976, Register's Office for said County, the said Mary F. Duldt and John Duldt having been subsequently divorced by a decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 76336 and the said John Duldt having prior to said divorce conveyed all of his right, title and interest in and to said property to the Grantor-Donor by deed of record in Book 4976, page 375 Register's Office for said County.

This conveyance is subject to the following:

1. 1979 property taxes.

2. Restrictive covenants of record in Book 3794, page 933, Register's Office for said County.

3. Plan of record in Book 3500, page 104, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Roosevelt Avenue, a 10-foot easement for public utilities along the rear line of the lot, and an anchor easement measuring 2.5 x 30 feet at the southeast corner of said lot.

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4. Deed of trust of record in Book 4176, page 800, Register's Office for said County.

TO HAVE AND TO HOLD said premises, with the appurtenances, estate, title and interests belonging to the said Grantee, her successors and assigns forever.

At such time as the said THERESA ANNETTE DULDT reaches her majority, the trust herein created by this conveyance shall terminate and all of the right, title and interest in and to said property herein conveyed shall fully vest in the said THERESA ANNETTE DULDT. In the event of a sale of the property herein conveyed by the Trustee prior to THERESA ANNETTE DULDT reaching her majority, the Trustee shall manage and control the proceeds from said sale and invest said proceeds for the exclusive use and benefit of the said THERESA ANNETTE DULDT. Said Trustee may use any portion of the income or corpus she sees fit for the maintenance, welfare, education and medical needs of the beneficiary, the DONEE herein.

Mary F. Duldt, Mary Freemon Duldt, Mary Elizabeth Freemon Duldt and Mary Freemon are one and the same person.

WITNESS my hand this the 11th day of September, 1979.

Mary Freemon
MARY FREEMON

SEP 12 9 56 AM '79
FELIX A. ELLIS, CLERK & MASTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

51436

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FREEMON, with whom I am personally acquainted and who acknowledged that she exeucted the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 11th day of September, 1979.

Thomas M. Black
Notary Public

THOMAS M. BLACK NOTARY PUBLIC

My commission expires: 11/13/79

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is no monetary consideration.

Affiant

Sworn to and subscribed before me this 11th day of September, 1979.

Notary Public

My commission expires:
11/13/79