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QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Green & wife, Frances Gail Sherrell Green	Guaranty Mortgage Company	15D 6320
(NAME)	(NAME)	
3603 Baxter Street	311 7th Avenue, North	Map 72-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Nashville, Tennessee37219	Parcel 102
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 tenancy by the entireties----------

We, I, James William Green

by these presents do hereby quitclaim and convey unto James Randolph Smith

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

LAND in Davidson County, Tennessee, being Lot No. 68, on the Plan of E. B. Craig's Subdivision, of the Crownover property, as of record in Book 894, pages 640 and 641 Register's Office for said County.

SAID Lot No. 68 fronts 50 feet on the westerly side of Baxter Street and runs back 142 feet 2 inches on the northerly line and 141 feet 2 inches on the southerly line to a deal line, measuring 50 feet thereon.

BEING the same property conveyed to G. L. Waynick and wife, Caroline A. Waynick by deed from Dave E. Allen and wife, Sabra Willis Allen of record in Book 4744, page 521, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James William Green by deed from G. L. Waynick and wife, Caroline A. Waynick, of record in Book 4769, page 747, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville, of record in Book 4630, page 382, Register's Office For Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ love & affection

Subscribed and sworn to before me, this the 18th day of September 1979

Affiant

My Commission expires April 12, 1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3603 Baxter Street, Nashville, Tenn. 37216
(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 Randolph Smith *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* James William Green and wife, Frances Gail Sherrell Green, as tenants by the entireties, 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* 18th *day of* September, 19 79.

THIS INSTRUMENT WAS PREPARED BY:

X James William Green

James Randolph Smith
Trustee.

QUITCLAIM

Deed

From:

JAMES WILLIAM GREEN

to:

JAMES RANDOLPH SMITH

Trustee.

AND

From:

JAMES RANDOLPH SMITH

Trustee.

to:

JAMES WILLIAM GREEN and wife

FRANCES GAIL SHERRELL GREEN

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OT THE T35

F. 52874

T
IDENTIF. REFERENCE

. SEP 19 2 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clyde Paul Holland, a Notary Public in and for said County and State, the within named, James William Green, 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 18th. day of September, 1979

Notary Public

My commission expires: 8-18-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clyde Paul Holland, a Notary Public in and for said County and State, the within named James Randolph Smith, 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 September, 1979

Notary Public

My commission expires: 8-18-81

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