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This Instrument Prepared By:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, TN 37238

QUITCLAIM DEED

BOOK 5606 PAGE 454

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL
Frances Breen Roy, et al. c/o Dr. Robert M. Roy 1801 Church Street Nashville, TN 37203	SAME	92-12 380

WHEREAS, I previously was the sole owner of the hereinafter described property; and

WHEREAS, I have since conveyed by an informal deed an undivided 4% interest in said property to Frances Breen Roy, Rebecca Tandy Roy and Clare Evans in December of 1979; and

WHEREAS, it is my desire to formalize the previous transfer in 1979 and to convey another undivided 2.3% interest in said property to the same grantees so that they will now each own an undivided 6.3% interest therein;

NOW, THEREFORE AND IN CONSIDERATION of love and affection (and no monetary consideration), I, Robert M. Roy, do hereby quitclaim and convey unto Frances Breen Roy, Rebecca Tandy Roy and Clare Evans, their heirs, successors and assigns, each an undivided 6.3% interest in and to the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 98 fronts 50 feet on the southerly side of Church Street as widened and runs back between parallel lines with the westerly margin of 18th Avenue North, formerly Ewing Street, 172-1/2 feet to an alley.
>
> Being the same property conveyed to Frederic E. Cowden and Robert M. Roy, by deed from Crescent Amusement Company, of record in Book 3436, page 220, R.O.D.C.T., the said Frederic E. Cowden and Robert M. Roy having since conveyed a 1/3 undivided interest to Thurman Dee Baker, of record in Book 3617, page 43, R.O.D.C.T., and the said Frederic E. Cowden and Thurman Dee Baker having since conveyed their 2/3 undivided interest to Robert M. Roy, of record in Book 4872, page 835, R.O.D.C.T.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 1801 Church Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ day of 5/28, 1980.

Robert M. Roy
ROBERT M. ROY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Roy, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 1980.

James C. Gooch
Notary Public

My Commission Expires:

5-31-81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Robert M. Roy
Affiant

Subscribed and sworn to before me, this 28th day of May, 1980.

James C. Gooch
Notary Public

My Commission Expires:

5-31-81

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IDENTIF. REFERENCE

MAY 28 2 36 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.