QUITCLAIM DEED

BOOK 5778 PAGE 753

This instrument was prepared by:
James G. Martin III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald Eugene Ansley and Elizabeth Mullican Ansley #102,5039 Hillsboro Road Nashville, Tennessee 37215	Home Federal Savings & Loan Association Fourth Avenue, North Nashville, Tennessee 37219	131-5 25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero and 00/100 Dollars ($0.00).

Elizabeth Mullican Ansley
ELIZABETH MULLICAN ANSLEY

SUBSCRIBED AND SWORN TO before me, this the 13th day of July, 1981.

Patricia A. Clayton
Notary Public

My Commission Expires: 1-20-85

FOR AND IN CONSIDERATION of the terms of that certain Property Settlement, Child Custody and Support Agreement executed on June 8, 1981 by Donald Eugene Ansley and on June 12, 1981 by Elizabeth Mullican Ansley and for other good and valuable considerations, and pursuant to the terms of a Final Decree of Absolute Divorce, and for the express purpose of making reconveyance to create for a period of time a joint tenancy with the right of survivorship, and not a tenancy in common, nor tenancy by the entirety, and, following the expiration of such period of time, to create a tenancy in common with Elizabeth Mullican Ansley to own an undivided two-thirds (2/3) interest in such property and Donald Eugene Ansley to own an undivided on third (1/3) interest, we, Donald Eugene Ansley and Elizabeth Mullican Ansley, by these presents do hereby quitclaim and convey unto James G. Maritn, III, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Unit No. 102, Jefferson Square, Section One, A condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville,

Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same real property conveyed to Donald E. Ansley and wife, Elizabeth M. Ansley, and recorded in Book 5194, Page 296, said Register's Office.

This is improved property known as Unit 102, Jefferson Square, 5039 Hillsboro Road, Nashville, Tennessee 37215.

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

And now, I, James G. Martin, III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Elizabeth Mullican Ansley, and Donald Eugene Ansley, to be held by them as joint tenants with the right of survivorship, and not as tenants-in-common, nor as tenants by the entirey, for a period of time commencing as of the date hereof and ending on the earlier of:

(a) the date when each of the children of Elizabeth Mullican Ansley and Donald Eugene Ansley has died or attained the age of twenty-three (23) years, said children being Donald Bryan Ansley, age 17, and Clay Houston Ansley, age 13; or

(b) the date upon which the last of said children attains a college degree,

the same property hereinabove described and set forth to which reference is here made, and said property being conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above. At the expiration of the period of time ending on the occurrence of those events referred to in (a) or (b), above, whichever first occurs, and provided that both Elizabeth Mullican Ansley and Donald Eugene Ansley are both then living, then the right of survivorship in each shall abate and thereafter, the hereinabove described property shall be held by the parties as tenants in common with Elizabeth Mullican Ansley owing an undivided two-thirds (2/3) interest in said property and Donald Eugene Ansley owning an undivided one-third (1/3) interest in said property.

If there is ever any question raised as to the legal sufficiency of this instrument to create for a period of time a joint tenancy with right of survivorship which, upon the expiration of such period of time converts to a tenancy in common, then the parties hereto bind themselves and their heirs, successors in interest and assigns to execute whatever documents or instrument are necessary to meet the intent of the parties expressed herein.

The parties further state by way of restricting the use of this property that (a) Elizabeth Mullican Ansley shall have the sole and exclusive right to reside upon the property until her death, remarriage or her sale of the property and (b) upon a sale of the property while both Elizabeth Mullican Ansley and Donald E. Ansley are living, the net proceeds of sale shall be distributed two-thirds (2/3) to Elizabeth Mullican Ansley and one-third (1/3) to Donald Eugene Ansley.

IN WITNESS WHEREOF, we have hereunto set our hands this 13th day of July, 1981.

Elizabeth Mullican Ansley
ELIZABETH MULLICAN ANSLEY

Donald Eugene Ansley
DONALD EUGENE ANSLEY

James G. Martin, III
JAMES G.MARTIN, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Stayton, a Notary Public in and for said County and State, the within named ELIZABETH MULLICAN ANSLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1981.

Patricia A. Stayton
Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Billie F. Williams Bickley, a Notary Public in and for said County and State, the within named DONALD EUGENE ANSLEY, the bargainor, 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 27th day of July, 1981.

Billie F. Williams Bickley
Notary Public

My Commission Expires: 7/18/82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Stayton, a Notary Public in and for said County and State, the within named JAMES G. MARTIN III, the bargainor, 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 13th day of July, 1981.

Patricia A. Stayton
Notary Public

My Commission Expires: 1-20-85

G5.3858

IDENTIF. REFERENCE

AUG 4 3 38 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RECH

JGM/7-10-81

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