Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 5929 PAGE 144

FROM Stephen F. Howard **AND** Regina S. Howard

TO Stephen Bart Howard **TO** Regina S. Howard

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina S. Howard (NAME)	Bank of Eagleville (NAME)	MAP 162-5
331 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 100 (STREET ADDRESS)	PARCEL 275
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Eagleville, TN 37060 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Patricia Lee Newton, Attorney
810 Bellevue Road, Unit 196
Nashville, Tennessee 37221

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August, 1982.

Notary Public

MY ~~COMMISSION~~ EXPIRES: 1 Aug. 1985

(AFFIX SEAL)

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 in Common between Stephen Bart Howard and Regina S. Howard

We, Stephen F. Howard and Regina S. Howard

by these presents do hereby quitclaim and convey unto Patricia Lee Newton

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

BEING Lot No. 155 on the plan of Hickory Valley subdivision, Section 3, as of record in book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald M. Matthys and wife Lynda S. Matthys by deed from Randall Phillips Builders, Inc. as of record in Book 4855, Page 9, Register's Office for said County.

BEING the same property conveyed to Stephen F. Howard and wife, Regina S. Howard from Donald M. Matthys and wife Lynda S. Matthys as of record in Book 5491, page 281, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4630, Page 549, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 331 Brewer Drive, Nashville, TN 37211 (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, including the following:

Stephen F. Howard and Regina S. Howard hereby covenant, agree, and stipulate, for the purposes of this conveyance, that there is at minimum, seven thousand

($7,000.00) dollars equity in the premises and that at the time of any sale or any further encumbering of the premises, Regina S. Howard shall be considered the sole owner of the first seven thousand ($7,000.00) dollars value or worth of the premises and that the minor child, Stephen Bart Howard shall be considered as one half owner as tenant in common with Regina S. Howard of any value of the premises above seven thousand ($7,000.00) dollars.

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And now, I, the said Patricia Lee Newton, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Regina S. Howard as guardian and custodian of Stephen Bart Howard and Regina S. Howard, individually, as tenants in common

_____ 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 22nd day of August, 1980.

Regina S. Howard

Patricia Lee Newton
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JEAN CASE, a Notary Public in and for said County and State, the within named, STEPHEN F HOWARD AND REGINA S. HOWARD 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 22nd day of August, 1980.

Jean Case
Notary Public.

My commission expires: 10-18-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JEAN CASE, a Notary Public in and for said County and State, the within named PATRICIA LEE NEWTON, 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 22nd day of August, 1980.

Jean Case
Notary Public.

My commission expires: 10-18-80

H 0 5 7 5 8

T IDENTIF. REFERENCE

Aug 25 2 37 PM '82

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN