This Instrument Prepared By:
James G. Martin III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5197 PAGE 647

# QUITCLAIM DEED

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Rand T. Frederiksen and<br>Dixie W. Frederiksen<br>207 Lynwood Boulevard<br>Nashville, Tennessee | Same | 116-7<br>#40<br>BM-1585 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is No Dollars ($0.00).

Rand T. Frederiksen
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 1983.

Lydia Hix
Notary Public

My Commission Expires: July 31, 1984

FOR AND IN CONSIDERATION OF the terms of a Property Settlement Agreement dated November 6, 1983 and executed by Rand Terrell Frederiksen and Dixie Ward Frederiksen, and pursuant to the terms of a Final Decree of Absolute Divorce entered in the Second Circuit for Davidson County, Tennessee on the _____ day of November, 1983 in the matter of Dixie Ward Frederiksen v. Rand Terrell Frederiksen, Civil Action No. 82D-2515, and for the express purpose of making a reconveyance to create a joint tenancy with right of survivorship, and not a tenancy in common or tenancy by the entirety.

We, Rand T. Frederiksen and Dixie W. Frederiksen, by these presents do hereby quitclaim and convey unto James G. Martin III, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7, the Northerly 25 feet of Lot No. 8 and the Easterly 1/2 of a 30 foot abandoned Court adjoining said Lot No. 7 and part of Lot No. 8, Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 431, Page 45, Register's Office, Davidson County, Tennessee. More particularly described as follows:

12/20 9:01 CHECK

923

BEGINNING at a point on the Westerly margin of Lynwood Boulevard, being the common boundary line of Lots 6 and 7; thence 225 feet South along Lynwood Boulevard to a point; thence 262 feet, more or less, West to a point; thence North 225 feet to a point; thence East 303 feet along said boundary line of Lot 6 and 7 to the point of beginning.



Being the same property conveyed to Rand T. Frederiksen and wife, Dixie W. Frederiksen from Frances Neely Thweatt by deed dated February 15, 1975 of record in Book 489, page 768, Register's Office of Davidson County, Tennessee.

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

And now, I, the said 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 Rand T. Frederiksen and Dixie W. Frederiksen, as joint tenants with the right of survivorship, and not as tenants-in-common nor as tenants by the entirety, 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 set forth above.

IN WITNESS WHEREOF we have hereunto set our hands this 19th day of December, 1983.

RAND T. FREDERIKSEN

DIXIE W. FREDERIKSEN

JAMES G. MARTIN III, TRUSTEE

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lydia Hix, a Notary Public of said County and State, RAND T. FREDERIKSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19th day of December, 1983.

Lydia Hix
Notary Public

My Commission Expires: July 21, 1984

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Jeanne M. Griggs, a Notary Public of said County and State, DIXIE W. FREDERIKSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of November, 1983.

Notary Public

My Commission Expires: 7-27-86

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lydia Hix, a Notary Public of said County and State, JAMES G. MARTIN III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19th day of December, 1983.

Lydia Hix
Notary Public

My Commission Expires: July 21, 1984

H 5 3 1 2 6

IDENTIF. REFERENCE

DEC 20 2 59 PM '83