Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM
ANIBAL FERNANDEZ and SARA GUERIN CAIN FERNANDEZ

AND

TO A. B. NEIL, TRUSTEE

FROM
BOOK 6322 PAGE 858
A. B. NEIL, JR., TRUSTEE

TO SARA GUERIN CAIN FERNANDEZ

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Guerin Cain Fernandez (NAME)	[illegible] (NAME)	146-6
5003 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave N (STREET ADDRESS)	Part-10
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37220 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

A. B. Neil, Jr.
219 Second Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

terminating estate by the entireties

FOR AND IN CONSIDERATION of ~~love and affection~~ (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple title in Sara Guerin Cain Fernandez

We, ANIBAL FERNANDEZ and SARA GUERIN CAIN FERNANDEZ

by these presents do hereby quitclaim and convey unto A. B. NEIL, JR. _____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Real Property located in the County of Davidson, State of Tennessee:

Being Lot No. 18 as shown on the plat of Overton Park, made by W. B. Southgate, recorded in Plan Book 2, page 171, in the Chancery Court for Davidson County, Tennessee, containing five acres, more or less, and described as follows:

Beginning on the westerly margin of the Nashville and Franklin Road in the southeast corner of said Lot No. 18, and Hardeman's Northeast corner; thence with the westerly margin of said road northerly 304 feet to the southerly margin of Overton Avenue; thence with the southerly margin of said Avenue westerly 500 feet to the corner of Lot Nos. 17 and 18; thence with the line between said two lots south 43 1/2° west 479 feet to the said Hardeman's north line; thence with said line south 80 1/2° east 800 feet to the beginning.

Being the same property conveyed to Anibal Fernandez and wife, Sara Cain Fernandez, subject to a life estate in Mamie Myatt Guerin and Sara Guerin Cain, by deed from Mamie Myatt Guerin and Sara Guerin Cain, of record in Book 4654, page 31, said Register's Office, the said Mamie Myatt Guerin and Sara Guerin Cain having since died.

This is unimproved ( ) improved (X) property, known as 5003 Franklin Road (House Number) (Street) Nashville, TN 37220 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 A. B. NEIL, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto SARA GUERIN CAIN FERNANDEZ

her 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 20th day of June, 1984.

Sara Guerin Cain Fernandez

A. B. Neil

Trustee.

31274

IDENTIF. REFERENCE

JUN 25 9 52 AM '84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Connie Jones, a Notary Public in and for said County and State, the within named, Sara Guerin Cain Fernandez, (or prove to me on a basis of satisfactory evidence) the Bargainors, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1984

Connie Jones
Notary Public.

My commission expires: 4/19/87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Connie Jones, a Notary Public in and for said County and State, the within named A. B. NEIL, JR., 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 June, 1984

Connie Jones
Notary Public.

My commission expires: 4/19/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a notary public in and for said County and State, the within named, Anibal Fernandez, the bargainor, with whom I am personally acquainted (or prove to me on a basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 1984.

My Commission Expires: 4-12-87

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 860

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TO -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6.00 MISC.	
			CHECK	6.00-
7560A06/25/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 25 9 52 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0046805