Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6347 PAGE 456

FROM James Edward Martin, etal. **AND** Jimmy A. Duncan, Trustee

TO Jimmy A. Duncan, Trustee **TO** James Edward Martin

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Martin (NAME)	SAME (NAME)	91-11
5303 Illinois Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 127
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Jimmy A. Duncan
Attorney at Law
4904 Charlotte Ave.
Nashville, Tn. 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- James Edward Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 84.

Notary Public

MY COMMISSION EXPIRES:

(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 Fee Simple estate in James Edward Martin

We, James Edward Martin, Aaron Powers and Kenneth Powers, Heirs-at-Law of Hazel Martin Harris

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

Being Lots Nos. 1206 and 1208 of Block No. 177, Plan No. 1, West Nashville as of record in Book 87, Pages 74 and 75, Register's Office for said County.

Said Lots 1206 and 1208 front together 50 feet on the Southerly side of Illinois Avenue and run back between parallel lines, 180 feet to an alley.

Being the same property conveyed to William B. Martin and wife, Hazel L. Martin by deed of W. J. Stephens, Trustee, dated October 8, 1962 and recorded in Book 3458, Page 105, said Register's Office.

The said William B. Martin and wife, Hazel Martin Harris having since died, he having predeceased her and she leaving as her sole heirs-at-law, James Edward Martin, Aaron Powers and Kenneth Powers and by Will of Record in Will Book 147 Pg. 516 devised said property to James Edward Martin, Aaron Powers and Kenneth Powers.

Frances A. Powers joins in this conveyance for the express purpose of conveying any right, title or interest she may have by virture of her marriage to Kenneth Powers

This is unimproved ( ) improved (X) property, known as 5303 Illinois Ave., Nashville, Tennessee 37209
(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.

CHECK 07/27 7504

BOOK 6347 PAGE 457

And now, I, the said Jimmy A. Duncan, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James Edward Martin

_____ 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 25th day of July, 1986.

Kenneth Powers
Kenneth Powers

Frances A. Powers
Frances A. Powers

James Edward Martin
Aaron Powers
Jimmy A. Duncan
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named, James E. Martin and Aaron Powers, 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 25th day of July, 1986.

Jimmy A. Duncan
Notary Public.

My commission expires: 11-1-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Jimmy A. Duncan, 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 25th day of July, 1986.

H B Duncan
Notary Public.

My commission expires: 10-19-86.

STATE OF Alabama)
)
COUNTY OF Mobile)

BOOK 6347 PAGE 458

Personally appeared before me, William A. Lowe
Notary Public in and for said County and State, the within named,
Kenneth Powers Frances A. Powers
Kenneth Powers and Frances A. Powers, the Bargainors,
with whom I am personally acquinted, and who acknowledged that
they executed the within instrument for the purposes therein
contained.

WITNESS my hand and official seal at Mobile Al
this 13 day of July 1984.

William A. Lowe
Notary Public

My Commission expires May 3, 1988.

I 3 9 2 2 0

IDENTIF. REFERENCE

JUL 27 2 01 PM '84

DAVIDSON COUNTY, TN

RUSH