B0430

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Jeffery J. Franks and Victoria E. Janson, formerly Victoria E. Franks

TO I. Dyke Tatum, Trustee

AND

FROM I. Dyke Tatum, Trustee

TO Victoria E. Janson, Unmarried

QUITCLAIM DEED

BOOK 6373 PAGE 738

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria E. Janson (NAME)	First American National Bank of Nashville (NAME)	
2901 Westmoreland Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	104-14-87
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	24W-4750

THIS INSTRUMENT WAS PREPARED BY

I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 84.

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

47330

IDENTIF. REFERENCE

SEP 4 1 50 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

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 absolute

We, Jeffery J. Franks and Victoria E. Janson, formerly Victoria E. Franks

by these presents do hereby quitclaim and convey unto I. Dyke Tatum

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: LAND in Davidson County, Tennessee, being Lot No. 37 and the easterly 5 feet of Lot No. 38 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, of the Register's Office for Davidson County, Tennessee. Said Lot No. 37 and the easterly 5 feet of Lot No. 38 are described together as follows:

BEGINNING on the southerly margin of Westmoreland Drive 5 feet westerly from the corner of Lots 37 and 38; thence southerly 186 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 70 feet, more or less, to the westerly margin of 29th Avenue South, thence with the westerly margin of said Avenue, northerly to the beginning of a curve; thence around said curve northwesterly to the southerly margin of said Drive; thence with the southerly margin of said drive westerly to the beginning. INCLUDED in the above description, but EXCLUDED therefrom, is that part of said property conveyed to J. J. Ray and wife, Ruth D. Ray, by deed from S. A. Weakley and wife, Mary D. Weakley, of record in Book 2195, page 585, Register's Office for said County and described as follows: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: In the city of Nashville, on the south side of Westmoreland Drive. Beginning at a point sixty-one (61) feet more or less from the northwest corner of the J. J. Ray and wife tract of land, said point being at the eastern edge of the eastern concrete driveway strip and seven feet four inches (7' 4") more or less eastward from the east face of a concrete wall and on the southern margin of the sidewalk, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land, thence eastward one foot more or less to the western face of a stone wall, thence in a general southerly direction along the various courses of the

(continue on back)

This is unimproved ( ) improved (X) property, known as 2901 Westmoreland Drive, Nashville, Tennessee 37212
(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.

09/04 3:00- CHECK

7518

And now, I, the said I. Dyke Tatum, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Victoria E. Janson, Unmarried

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 27th **day of** August, **19**84.

Jeffery J. Franks

Victoria E. Janson

I. Dyke Tatum **Trustee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named,** Jeffery J. Franks and Victoria E. Janson, **the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.**

*or proved to me on the basis of satisfactory evidence

WITNESS my hand and official seal at Nashville, Tennessee, this 27th **day of** August **19**84.

Notary Public.

My commission expires: 1-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named** I. Dyke Tatum, **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.**

*or proved to me on the basis of satisfactory evidence

WITNESS my hand and official seal at Nashville, Tennessee, this 27th **day of** August, **19**84.

Notary Public.

My commission expires: 1-18-87

western face of the said stone wall one hundred and eighty-six (186) feet more or less to a point on the northern margin of an alley, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land, thence in a general northerly direction one hundred and eighty-six (186) feet more or less in a straight line to the point of beginning. The strip of land described herein is three and one half (3-1/2) feet more or less wide at its widest point, opposite the southeast corner of the J. J. Ray and wife residence.

BEING the same property conveyed to Jeffery J. Franks and wife, Victoria E. Franks by deed from Mary Dickson Weakley of record in Book 4816, page 156, said Register's Office. Jeffery J. Franks and Victoria E. Franks have since been divorced by Final Decree dated July 29, 1976 of the First Circuit Court for Davidson County, Tennessee, Docket No. 83227 of record in Minute Book 140B, page 1435. The said Victoria E. Franks was restored her maiden name and is now known as Victoria E. Janson.