THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (JCG)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6457 PAGE 154

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Morene C. Martin 1901 Linden Avenue Nashville, TN 37212	SAME	117-4 161 PW

WHEREAS, I, James S. Martin, am an owner of the property hereinafter described as a tenant by the entirety with my wife, Morene C. Martin; and

WHEREAS, I now desire to convey to Morene C. Martin all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, James S. Martin, do hereby quitclaim and convey unto Morene C. Martin all of my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 132 and the southerly 26 feet of Lot No. 133 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office. Said Lot No. 132 is described as follows:

Beginning on the westerly margin of Oakland Avenue at the corner of Lots Nos. 132 and 133 running westerly with a line between said two lots 161.5 feet to the easterly margin of said alley southerly 44 feet to the northerly margin of Wildwood Avenue, thence with a northerly margin of said Avenue easterly 151.7 feet to the beginning of a curve, thence around said curve 15.5 feet to the end of said curve on the westerly margin of Oakland Avenue, thence northerly with the westerly margin of said Oakland Avenue 34.2 feet to the beginning. Said southerly 26 feet of Lot 133 fronts 26 feet on the westerly margin of Oakland Avenue and runs back between parallel lines 161.5 feet to an alley and adjoins Lot No. 132.

Being the same property conveyed to James S. Martin and wife, Morene C. Martin, by deed from James S. Martin and Louise S. Martin to W. H. Lassiter, Jr. and from W. H. Lassiter, Jr. to James S. Martin and wife, Morene C. Martin, of record in Book 4755, page 24, Register's Office of Davidson County, Tennessee

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

IN WITNESS WHEREOF, I have set my hand this 10th day of December, 1984.

James S. Martin

3270 1.7.2 4.7.9 CHECK

IDENTIF. REFERENCE

DEC 26 12 13 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James S. Martin, the within named bargainor, 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 10th day of December, 1984.

Susan D. Hudson
Notary Public

My Commission Expires:

11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

James S. Martin
James S. Martin

Subscribed and sworn to before me, this 10th day of December, 1984.

Susan D. Hudson
Notary Public

My Commission Expires:

11/1/87