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

BOOK 6457 PAGE 156

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anne Martin Jones, et al 1901 Linden Avenue Nashville, TN 37212	SAME	104-16-187

WHEREAS, I, Morene C. Martin, am an owner of an undivided 1/4 interest in the property hereinafter described as a tenant in common with Anne Martin Jones and James S. Martin; and

WHEREAS, I now desire to convey to James S. Martin my undivided 1/4 interest in such property, so that following the conveyance he will own an undivided 1/2 interest in such property with Anne Martin Jones as a tenant in common;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Morene C. Martin, do hereby quitclaim and convey unto James S. Martin my undivided 1/4 interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 17 & 18 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Engineers, June 14, 1939, as follows:

Beginning on the easterly margin of Oakland Avenue in the City of Nashville, Tennessee, at a point 359 feet south of the southerly margin of Cedar Lane, said point being the southwest corner of the property conveyed to R. R. Ogilvie by deed from American Trust Company, Trustee, of record in Book 702, page 260, said Register's Office; thence with said Ogilvie's southerly line eastwardly 170 feet to an iron pin in the westerly margin of an alley at a point 367 feet south of the southerly margin of Cedar Lane; thence with said alley southwardly 58 feet to an iron pin at the northeast corner of the property conveyed to J. M. Austin et ux by deed from W. A. Jones of record in Book 611, page 669, said Register's Office; thence with said Austin's northerly line westwardly 168.5 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue northwardly 58 feet to the beginning.

Being the same property in which an undivided 1/4 interest therein was conveyed to Morene C. Martin, by quitclaim deed of record in Book 5246, page 826, said Register's Office.

IDENTIF. REFERENCE

DEC 26 12 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/26 CHECK
I-7.2 4.80

3271

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.

Morene C. Martin
Morene C. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Morene C. 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 1984.

Susan D. Hubbard
Notary Public

My Commission Expires:

11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Morene C. Martin
Morene C. Martin

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

Susan D. Hubbard
Notary Public

My Commission Expires:

11/1/87