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

QUITCLAIM DEED

BOOK 6504 PAGE 474

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James S. Martin 1901 Linden Avenue Nashville, TN 37212	SAME	104-12 213 DP

WHEREAS, my grandmother, Louise S. Martin, died on January 20, 1981, leaving a Last Will and Testament of record in Will Book 133, page 645 in the Probate Court of Davidson County, Tennessee; and

WHEREAS, one asset of her estate consisted of property located at 2103 18th Avenue, South in Nashville, Tennessee; and

WHEREAS, according to the terms of my grandmother's Will, an undivided 1/2 interest in such property would have vested in my father, Preston Brownlow Martin; and

WHEREAS, my father executed a timely disclaimer which was filed with the Probate Court of Davidson County, Tennessee on May 26, 1981, with the intent that the property pass to my uncle, James S. Martin; and

WHEREAS, the disclaimer instead had the unintended effect of vesting an undivided 1/6 interest in such property in me; and

WHEREAS, I, Peter R. Martin, now desire to convey to my uncle, James S. Martin, and his wife, Morene C. Martin, all my right, title and interest in such property in order to carry through with my father's original intent;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Peter R. Martin, do hereby quitclaim and convey unto James S. Martin and 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines 141 feet to an alley.

Being the same property conveyed to Louise S. Martin by deed from A. E. Little and wife, Charline H. Little, of record in Book 3028, page 337, Register's Office for said County, the said Louise S. Martin, a widow, having since died a resident of Davidson County, Tennessee on January 20, 1981.

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 30th day of January, 1985.

Peter R. Martin

03/05 5.00- CHECK

6041

STATE OF Colo.)
COUNTY OF Boulder)

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Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Peter R. 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 30th day of January, 1985.

Notary Public

My Commission Expires:
May 25, 1987

STATE OF Colo.)
COUNTY OF Boulder)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Peter R. Martin

Subscribed and sworn to before me, this 30th day of January, 1985.

Notary Public

My Commission Expires:
May 25, 1987

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
MAR 5 4 05 PM '85
IDENTIF. REFERENCE
T.I.C. 10.7.10.6.