PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Seq 21

QUITCLAIM DEED

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FROM: William Donald Spain

TO: Velma Spain Short

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Velma Spain Short 3850 Old Clarksville Highway Joelton, TN 37080	Same	Map 15 Parcel 52

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) I, William Donald Spain, by these presents do hereby quitclaim and convey unto Velma Spain Short, her successors and assigns, my one-fifth (1/5) interest in and to the following described tract or parcel of land, to-wit:

> A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February 9, 1948, by Lewis D. Justice, Surveyor, as follows:
>
> Beginning at a point in the center line of the Nashville and Springfield Road, at the southwest corner of the property belonging to Edward Shelby; thence south 89° 20' East 240.3 feet to a stake; thence South 9° 10' East 165 feet to a stake and post; thence South 50° 30' West 71.5 feet to a stake; thence South 84° 50' West 168.2 feet to the center of the Nashville and Springfield Road; thence with the center line of the same, North 10° 30' West 230 feet to the point of beginning, containing 1.16 acres more or less.
>
> Being the same property conveyed to E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everett, and William Donald Spain by deed of record in Book 5305, page 474, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of January, 1986.

William Donald Spain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Donald Spain, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1986.

Gail H. Moore
Notary Public
My Commission expires: 4-28-87

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000.

Velma L Short
Affiant

Sworn to and subscribed before me this 23rd day of January, 1986.

Gail H Moore
Notary Public
My Commission expires: 7-18-87

72060

IDENTIFICATION REFERENCE

JAN 28 11 25 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6771 PAGE 358

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1000.00- CAMT.
2.60 CSTAX
.50 PRFEE.
6.00 WDEED.
CHECK 9.10-
9756A01/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2060

IDENTIFICATION REFERENCE

JAN 28 11 25 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 214421