Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM John Charles Tracy and wife, Marsha E. McGinley Tracy (formerly ~~Marsha E. McGinley~~)

TO John C. Phipps II, Trustee

AND

FROM John C. Phipps II, Trustee

TO John Charles Tracy and wife, Marsha E. McGinley Tracy

BOOK 6774 PAGE 654

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Tracy et ux (NAME)	Everett W. Carlson (NAME)	Map 96-10
3103 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Ridge Rd. (STREET ADDRESS)	~~Parcel 248~~
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Seminole, Florida 33540 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Dearborn and Ewing, Attorneys
Suite 1200
One Commerce Place
Nashville, Tennessee 37239

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- Marsha E. McGinley Tracy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1986.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 4/3/89

(AFFIX SEAL)

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 tenancy by the entireties

We, John Charles Tracy and wife, Marsha E. McGinley Tracy (formerly Marsha E. McGinley)

by these presents do hereby quitclaim and convey unto John C. Phipps II, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 640 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot 640 is described as beginning at a point on the southwesterly margin of Ironwood Drive, the common corner of Lots 639 and 640; thence with the line between said lots, southwesterly 319 feet to a point; thence north 87° 39' west 22.3 feet to a concrete monument; thence north 20° 14' east 110 feet to a concrete monument; thence north 32° 37' west 67.7 feet to a concrete monument; thence north 36° 14' east 195.7 feet to a concrete monument on the southwesterly margin of Ironwood Drive; thence with the margin of said Drive, southeastwardly 31.98 feet to a concrete monument, and continuing with the same, southeastwardly 50 feet to the beginning.

Being the same property conveyed to John Charles Tracy and wife, Linda Gail Tracy, by deed from Everett W. Carlson and wife, Victoria D. Carlson, of record in Book 5368, page 936, said Register's Office, and being the same property conveyed to John Charles Tracy and Marsha E. McGinley by quitclaim deed from Linda Gail Tracy (now Duenas) of record in Book 5940, page 308, said Register's Office.

This is ( ) unimproved (X) improved property, known as 3103 Ironwood Drive Nashville, Tennessee 37214
(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.

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And now, I, the said John C. Phipps II, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John Charles Tracy and wife, Marsha E. McGinley Tracy

their 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 31ST day of January, 1986.

John Charles Tracy
John Charles Tracy

Marsha E. McGinley Tracy
Marsha E. McGinley Tracy

John C. Phipps II, Trustee
John C. Phipps II 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, John Charles Tracy and wife, Marsha E. McGinley Tracy, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of January, 1986

Carol R. Rivers
Notary Public

My commission expires: 5/13/89

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 John C. Phipps II, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of January, 1986

Carol R. Rivers
Notary Public.

My commission expires: 5/13/89

7.31 3.9

IDENTIFICATION REFERENCE

JAN 31 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN