BU421

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

QUITCLAIM DEED

BOOK 6813 PAGE 726

FROM: Frederic E. Cowden and wife, Miriam M. Cowden

TO: Hunter Short, Trustee

FROM: Hunter Short, Trustee

TO: Frederic E. Cowden

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Frederic E. Cowden 205 Ensworth Avenue Nashville, TN 37205	Same	Map 103-16 Parcel 12

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance, we, Frederic E. Cowden and wife, Miriam M. Cowden, by these presents do hereby quitclaim and convey unto Hunter Short, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in the 7th, formerly the 10th, Civil District of said County, being the southerly part of lot No. 7 on the plan of Lera W. Goodall's Subdivision of lot No. 1 of the Ensworth property, as of record in book 421, page 84, Register's Office for said County, and a tract immediately east of same, described together according to a survey made by Z. J. Wilkinson, Surveyor, April 3, 1945, as follows:

Beginning at the northwest corner of Woodlawn and Ensworth Avenues; thence with the northerly margin of Woodlawn Avenue, north 86° 45' west 515 feet to a turn in said Avenue; thence with the northeasterly margin of Woodlawn Avenue, north 37° 30' west 200 feet to a stake in fence; thence north 70° 40' east 379.6 feet to a stake 18.2 feet north of house; thence south 77° 30' east 293.5 feet to a stake on the westerly margin of Ensworth Avenue; thence with said Avenue, south 2° west 250 feet to the beginning.

Being the same property conveyed to Frederic E. Cowden and wife, Miriam M. Cowden, by deed of record in Book 1784, page 485, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Ensworth Avenue, Nashville, TN 37205.

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

And now, I, the said Hunter Short, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Frederic E. Cowden, his 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 25th day of March, 1986.

Frederic E. Cowden

Miriam M. Cowden

Hunter Short, Trustee

IDENTIFICATION REFERENCE

MAR 26 2 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

86342

$0.50 03/26/86 CHECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederic E. Cowden and wife, Miriam M. Cowden, and Hunter Short, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 1986.

Gail A. Moore
Notary Public
My Commission expires: 6-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

Sworn to and subscribed before me this 25th day of March, 1986.

Gail A. Moore
Notary Public
My Commission expires: 1-1087