Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6821 PAGE 474

FROM LILLIAM SIMMS

TO J. A. CARNEY, Trustee

AND

FROM J. A. CARNEY, Trustee

TO LILLIAN SIMMS, et al

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Simms (NAME)	SAME (NAME)	Map 82-3
317 Edwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 414
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	20W 19590

THIS INSTRUMENT WAS PREPARED BY

JAMES A. CARNEY
Attorney at Law
730 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE Lillian Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 1986

Notary Public

MY COMMISSION EXPIRES: 5/5/1986

(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 life estate in Lillian Simms and daughter, Charlene Walden Gale, with a remainder interest in fee simple title in the last survivor of them,

I, Lillian Simms, unmarried,

by these presents do hereby quitclaim and convey unto J. A. Carney, _____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Lot No. 20 on the Map of J. M. Eatherly's Addition to East Nashville, as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of Meridian Street and runs back between parallel lines 157-1/2 feet to an alley, and measures 50 feet on the westerly side of said alley.

Being the same property conveyed to Lillian Simms by deed from John Salisbury of record in Book 5464, page 950, Register's Office for Davidson County, Tennessee.

CASH -8880 IDENTIFICATION REFERENCE APR 4 11 09 AM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 905 (House Number) Meridian Street (Street) P. O. Address: Nashville, TN 37207 (City or Town) (Postal Zone)

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

And now, I, the said J. A. Carney, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Lillian Simms and Charlene Walden Gale a life estate with a remainder interest in fee simple title in the last survivor of them, 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 4th **day of** April, **19** 86.

Lillian Simms
LILLIAN SIMMS

J. A. Carney
J. A. CARNEY **Trustee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **a Notary Public in and for said County and State, the within named,** Lillian Simms, **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 4th **day of** April, **19** 86

Beverly M. Hobbs
Notary Public.

My commission expires: 10/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **a Notary Public in and for said County and State, the within named** J. A. Carney, **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 4th **day of** April, **19** 86

Beverly M. Hobbs
Notary Public.

My commission expires: 10/19/86