Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6865 PAGE 134

FROM HAROLD C. GROVES, et ux **AND** FRANK M. NEWMAN, TRUSTEE

TO FRANK M. NEWMAN, TRUSTEE **TO** DOROTHY G. GROVES

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy G. Groves (NAME)	Dobson & Johnson (NAME)	Map 84-12
23 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Bldg. (STREET ADDRESS)	Par. 68
Donelson, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3DZ 42868

THIS INSTRUMENT WAS PREPARED BY

FRANK M. NEWMAN, ATTY.
DONELSON, TN. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- Harold C. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1986

Margaret A. Gunselman
Notary Public

MY COMMISSION EXPIRES: 1-26-88

(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 in fee simple in Dorothy G. Groves

WE, Harold C. Groves and wife, Dorothy G. Groves

by these presents do hereby quitclaim and convey unto Frank M. Newman, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 174 on the Plan of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County, described according to a survey of John Kohl, dated June 18, 1970, as follows:

BEGINNING at a point in the westerly margin of Fairway Drive at the common corner of Lots Nos. 173 and 174; thence with the margin of said Drive, southerly 95 feet to the corner of Lots Nos. 174 and 150; thence with the line between said lots, westerly 130 feet to a corner of Lot No. 151 on said plan; thence with the line between lots Nos. 151 and 174, northwesterly 67.6 feet a corner of Lot No. 172 on said plan; thence easterly 74.2 feet to a point; thence northwardly 28.9 feet to the common corner of Lots Nos. 172, 173 and 174; thence with the line between Lots Nos. 173 and 174, southeasterly 123.9 feet to the point of the beginning.

BEING the same property conveyed to Harold C. Groves and wife, Dorothy G. Groves, by deed from Celia B. Holman as of record in Book 4642, page 828 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the lien evidenced by a mortgage of record in Book 4427, page 591 in the Register's Office for said County, the obligation to pay which is assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 1618 Fairway Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: 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 Frank M. Newman, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Dorothy G. Groves

her 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 22nd **day of** May, **19** 86.

Harold C. Groves

Dorothy G. Groves

Frank M. Newman
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, Harold C. Groves, Dorothy G. Groves

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1986.

Margaret J. Gunselman
Notary Public

My commission expires 7-26-86

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 Frank M. Newman, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 22nd day of May, 1986.

Margaret J. Gunselman
Notary Public

My commission expires: 7-26-86

IDENTIFICATION REFERENCE 03453

MAY 22 11 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN