BOOK 6909 PAGE 661

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Frank G. Clement, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

FROM:	James Marion Hart, Beverly Ann Hart Knox and Diane Denise Hart Schawala	FROM:	Frank G. Clement, Jr. Trustee
		AND	
TO:	Frank G. Clement, Jr., Trustee	TO:	James Marion Hart

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Marion Hart 1815 Eastside Avenue Nashville, Tennessee 37206	SAME	94-2-119

FOR AND IN CONSIDERATION of love and affection and for the express purpose of making re-conveyance to create fee simple absolute ownership in James Marion Hart;

WE, James Marion Hart, Beverly Ann Hart Knox and Diane Denise Hart Schawala, by these presents do hereby quitclaim and convey unto Frank G. Clement, Jr., Trustee, his successors and assigns, the following described tract of land, to wit:

Lot No. 115 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book No. 161, page 8, R. O. D. C., Tennessee.

Said lot No. 115 fronts 50 feet on the northerly side of Ashworth Avenue and runs back between parallel lines with the westerly line of 19th Street 97 feet to the McGan property.

Being the same property conveyed to R. T. Hart and wife, Beatrice Hart, by deed from J. Fred Hathcock and wife, Hazel Hathcock, of record in Book 946, page 163, R. O. D. C., Tennessee. The said R. T. Hart having predeceased his wife, Beatrice Hart, on February 8, 1985. Upon his death, Beatrice Hart became sole owner in fee simple, having owned the property as tenants by the entirety, Beatrice Hart and Elizabeth Bourne Hart being one in the same person. And being the same property James Marion Hart, Beverly Ann Hart Knox and Diane Denise Hart Schawala inherited from Elizabeth Bourne (Beatrice) Hart, deceased May 24, 1985, as evidenced by Affidavit of Inheritance of record in Book 6909, page 660, R. O. D. C., Tennessee.

AND now, I, the said Frank G. Clement, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto James Marion Hart, 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 this the 3rd day of July, 1986.

James Marion Hart
Beverly Ann Hart Knox
Diane Denise Hart Schawala
Frank G. Clement, Jr.
Trustee.

STATE TAX $ 17.80
IDENTIFICATION REFERENCE
JUL 7 | 14 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
PAID

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrew B. Gibson, JR., a Notary Public in and for said County and State, the within named James Marion Hart, Beverly Ann Hart Knox and Diane Denise Hart Schawala, 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 3rd day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrew B. Gibson, JR., a Notary Public in and for said County and State, the within named Frank G. Clement, Jr., 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 3rd day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this 3rd day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87