QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bowman Zerfoss, Sr. et al (NAME)	Same (NAME)	117-07
3401 Benham Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	80
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Thomas Bowman Zerfoss, Sr. and Kate Savage Zerfoss, as tenants in common

We, Thomas Bowman Zerfoss, Sr. and wife, Kate Savage Zerfoss

by these presents do hereby quitclaim and convey unto Edmund W. Archer _____, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, as follows:

TRACT I: Beginning at the southwest corner of the intersection of Stokes Lane and Benham Street, which point is on the southern margin of Stokes Lane 584.1 feet eastwardly from the southeast corner of the intersection of Stokes Lane and Hillsboro Road; running thence with the southern margin of Stokes Lane, N 72° W 208.1 feet; thence S. 2° W 401.3 feet to an iron pin; thence S 88° E 200 feet to an iron pin in the west line of Benham Street; thence with the west line of Benham Street, N 2° E 343.9 feet to the beginning point; and being Lots Nos. 187 and 188 on the Plan of Noel's Subdivision of Watkins Grove, plan not of record. Being the property conveyed to Kate Savage Zerfoss by deed dated July 19, 1926, of record in Book 749, page 343, Register's Office for said County.

and also,

TRACT II: Being a triangular strip of ground off of the east side of Lot No. 227 in Noel Subdivision of Watkins Grove, Plan of record in Book 547, page 156, said Register's Office, and described according to a survey made by W. B. Southgate, as follows:

(description continued on reverse side) *

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19____

My commission expires: _____ (Affix Seal) Notary Public

EXEMPT: T.C.A. § 67-4-409(3)(A)

This is improved (X) unimproved ( ) property, known as 3401 Benham Ave., Nashville, TN 37215 (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.

And now, I, the said Edmund W. Archer, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Thomas Bowman Zerfoss, Sr. and Kate Savage Zerfoss, as tenants in common, each to own a separate, equal and undivided interest in the whole of the estate, 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* 1ST *day of* ~~June~~ July, 19 86

THIS INSTRUMENT WAS PREPARED BY:
John J. Archer, Atty.
300 Court Square Bldg.
Nashville, TN 37201

Thomas Bowman Zerfoss Sr
Kate Savage Zerfoss.
Edmund W. Archer
Trustee.

3755

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, JOHN J. ARCHER, a Notary Public in and for said County and State, the within named, Thomas Bowman Zerfoss, Sr. and wife, Kate Savage Zerfoss, 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 7th day of ~~June~~ July, 1986

John J. Archer
Notary Public

My commission expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, JOHN J. ARCHER, a Notary Public in and for said County and State, the within named, Edmund W. Archer, 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 ~~June~~ July, 1986

John J. Archer
Notary Public

My commission expires: 1-21-90

* Beginning on the southerly margin of Stokes Lane at the common corners of Lots Nos. 187 and 227; thence with the east line of Lot No. 227, S 2-1/2° W 434.2 feet to the southeast corner of said Lot; thence with the south line of said Lot, N 62-3/4° W 50 feet to a stake; thence N 8° E 407 feet to the beginning; containing 21/100 of an acre. Being the property conveyed to Kate Savage Zerfoss by deed dated August 30, 1928, of record in Book 736, page 269, said Register's Office.

And being the same property conveyed to Thomas Bowman Zerfoss, Sr. and wife, Kate Savage Zerfoss, as tenants by the entireties, by deed of record in Book 6191, page 763, said Register's Office.

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 29 9 57 AM '86

IDENTIFICATION REFERENCE

25729