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QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mae Katherine Andrews	Commerce Union Bank	104-16 370
(NAME)	(NAME)	
1607 Linden Avenue	ONE COMMERCE PL.	22W-10305
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(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 create a joint tenancy with the right of survivorship

~~WE~~ I, Mae Katherine Andrews,

by these presents do hereby quitclaim and convey unto Perry R. Happell, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being part of Lot 55 on the Map of Belmont Land Co.'s Plan of lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Linden Ave., 95 ft. east of the easterly margin of an alley; thence easterly 55 ft. to a point, which is 12½ ft. west of the line between lots 55 and 56; thence southerly parallel to said line 188 ft. to the north margin of an alley; thence with the margin of same westerly 52½ ft. to the easterly margin of another alley; thence with the margin of same, northwesterly 11.8 ft.; thence northerly 178 ft. to the beginning.

Being the same property conveyed to Percy Whittaker and Mae Katherine Andrews by deed from Elizabeth J. Smith, Trustee, of record in Book 6405, page 306, Register's Office for Davidson County, Tennessee. The said Percy Whittaker having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 31st day of July 19 86

Affiant: Mae Katherine Andrews

My commission expires: 10-24-88 (Affix Seal)

Notary Public: Dawn E. Wright

This is unimproved / X / property, known as 1607 Linden Avenue, Nashville, TN 37212 (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 Perry R. Happell, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Mae Katherine Andrews and Vivian Z. Sanders

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* 31st *day of* July, *19* 86.

THIS INSTRUMENT WAS PREPARED BY:

Perry Happell

Mae Katherine Andrews

Perry R. Happell
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Dawn E. Wright, a Notary Public in and for said County and State, the within named, Mae Katherine Andrews 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 31st day of July, 1986

Dawn E. Wright
Notary Public.

My commission expires: 10-24-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dawn E. Wright, a Notary Public in and for said County and State, the within named Perry R. Happell, 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 31st day of July, 1986.

Dawn E. Wright
Notary Public.

My commission expires: 10-24-88

SEP 30 3 21 PM '86
FEE $ 2.MILSON CO. TN.
REGISTER

IDENTIFICATION REFERENCE

4 7 8 3 1

QUITCLAIM

Deed

From: Mae Katherine Andrews

to: Perry R. Happell Trustee.

AND

From: Perry R. Happell Trustee.

to: Mae Katherine Andrews and Vivian Z. Sanders

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238