THIS INSTRUMENT PREPARED BY: mail
Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elden T. Green 107 Iris Avenue Old Hickory, TN 37138	Same Mortgagee: None	53-12 PAR 212 ptn

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between MARTHA JANE GREEN FOSTER, hereinafter referred to as the "GRANTOR", and ELDEN T. GREEN, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, MARTHA JANE GREEN FOSTER this day bargained, sold and quitclaimed unto ELDEN T. GREEN, his heirs and assigns, all my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING the northerly one-half of the westerly 200 feet of Lot No. 19 and the northerly 162½ feet of the easterly 221 feet of Lot No. 20 of Sec. II, on the Plan of Life & Casualty Ins. Co. Subdivision of Dabbs and Elliotts' property known as "Dupontonia" as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the corner of Lots 6 and 20 at a point 525 feet north of the northerly margin of Old Hickory Boulevard; thence with the line between said two lots, westwardly 221 feet to the easterly line of the property conveyed to Rupert Lee Denny by deed from Laura B. Cassetty and husband, as of record in Book 1110, page 234; thence with Denny's easterly line, southwardly 162½ feet; thence eastwardly 421 feet; thence northwardly 362½ feet to the line between Lots 7 and 19; thence with the line between said two lots, north 48° 29' West 200 feet to the common corner of Lots 6, 7 and 19; thence with the line between Lots 9 and 19, South 41° 31' West 200 feet to the beginning, including but excluding the right of way for a 50-foot roadway.

BEING the same property conveyed to Mary L. Green by deed from Thomas C. Smith, Jr. and wife, Helen H. Smith, of record in Book 2996, page 147, Register's Office for Davidson County, Tennessee; and, the said Mary L. Green died intestate on November 15, 1986, a citizen and resident of

Davidson County, Tennessee, survived by her husband, Elden T. Green, the GRANTEE herein and Martha Jane Green Foster, the GRANTOR herein, the only child born to or adopted by Mary L. Green, during her lifetime. By this conveyance, the parties intend that the property hereinabove described be vested in Elden T. Green, in fee simple.

This conveyance is made subject to the following, to-wit:

"Easement for the right to operate, maintain and erect telephone lines, etc. over the Subdivision known as Life & Casualty Insurance Company's Subdivision, as of record in Book 843, page 56, as set out in an agreement as to Easement between Life & Casualty Insurance Company and Southern Bell Tel. & Tel. Co., as of record in Book 924, page 121."

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 3rd day of December, 1986.

Martha Jane Green Foster
MARTHA JANE GREEN FOSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA JANE GREEN FOSTER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of December 1986.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Elden T. Green
Affiant

Sworn to and subscribed before me this the 3rd day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

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IDENTIFICATION REFERENCE

DEC 5 3 02 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN