BOOK 7101 PAGE 782

Form No. WD-6

This Eorm furnished by Attorneys Title Company, Inc.

FROM JAMES BIBEE and wife, SARAH FRANCES BIBEE,

TO H. E. COLLINS, Trustee,

FROM H. E. COLLINS, Trustee,

AND

TO JAMES K. RANSFORD and wife, TERRI RANSFORD.

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Ransford, et ux (NAME)	Same (NAME)	Map 100
1923 Carl Pl. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	p/o par. 4
Nash TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Harold E. Collins, Attorney
4800 Charlotte Avenue
Nashville, TN 37209

8 1 8 7 7.

IDENTIFICATION REFERENCE

JAN 9 8 28 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

James K. Ransford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF January, 19 87.

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(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 fee simple title in and to James K. Ransford and wife, Terri Ransford,

We, James Bibee and wife, Sarah Frances Bibee,

by these presents do hereby quitclaim and convey unto H. E. Collins, Trustee, _____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set in the west right-of-way of Old Pond Creek Road, located 1,015 feet from the southeast corner of the James Bibee, et ux, property; thence north 87° 51' 45" west 535.53 feet to a point; thence north 02° 08' 15" east 433.68 feet to a point; thence south 87° 51' 45" east 482.20 feet to an iron pin in the west right-of-way of Old Pond Creek Road; thence along said right-of-way south 09° 53' 44" west 85.91 feet to an iron pin; thence south 10° 22' 36" east 326.80 feet to an iron pin; thence south 13° 10' 15" west 30 feet to the point of beginning containing 5.0 acres, more or less, according to a survey of Dixie Engineering Associates dated 1/5/87.

BEING part of the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by deed from B. B. Johnson and Mertan L. Johnson, of record in Book 4142, page 61, Register's Office for Davidson County, Tennessee.

This is (X) unimproved ( ) improved property, known as Old Pond Creek Road, Nashville, TN 37209
(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 H. E. Collins, _____, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James K. Ransford and wife, Terri Ransford,

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 8TH day of January, 1987.

James K. Bibee
JAMES BIBEE

Sarah Frances Bibee
SARAH FRANCES BIBEE

H. E. Collins
H. E. COLLINS, 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, James Bibee and wife, Sarah Frances Bibee, 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 8TH day of January, 1987.

Adair Parrish
Notary Public.

My commission expires: 11-12-89

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 H. E. Collins, 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 8TH day of January, 1987.

Adair Parrish
Notary Public.

My commission expires: 11-12-89