This instrument prepared by:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

QUITCLAIM DEED
ESTATE DISTRIBUTION

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Amy J. Martin	Same	104-11-41
2134 Acklen Avenue	Mortgagee:	104-11-42
Nashville, TN 37212	None	

WHEREAS, Rose B. Martin died on July 26, 1985, seized and possessed of certain below described real property in Davidson County, Tennessee; and

WHEREAS, the Last Will and Testament of Rose B. Martin (the "Will") was admitted to probate in the Probate Court for Davidson County, Tennessee (Docket No. 78591) on August 6, 1986; and

WHEREAS, the Will devised the residuary estate of Rose B. Martin (including the below described real property) equally to Julie B. Martin, Terry B. Martin, Amy J. Martin and Rich B. Martin; and

WHEREAS, pursuant to an agreement regarding distribution of the estate of Rose B. Martin, Rich B. Martin, Julie B. Martin and Terry B. Martin are desirous of conveying all their right, title and interest in the below described real property to Amy J. Martin; and

WHEREAS, the Executors of the estate of Rose B. Martin are desirous of joining in this conveyance for the purpose of relinquishing all their right, title and interest in the below described real property in favor of Amy J. Martin;

NOW, THEREFORE:

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the ESTATE OF ROSE B. MARTIN, RICH B. MARTIN, TERRY B. MARTIN and JULIE B. MARTIN (hereinafter referred to collectively as the "Grantors") do hereby quitclaim, transfer and convey unto AMY J. MARTIN, her heirs, assigns and successors forever all of their right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that real property described on the attached Exhibit A, the terms of which are hereby incorporated herein in their entirety.

This is improved property known as 2128, 2134 and 2136 Acklen Avenue, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of December, 1986.

THE ESTATE OF ROSE B. MARTIN

By: _____
Rich B. Martin, Executor

By: _____
Amy J. Martin, Executor

_____
RICH B. MARTIN, individually

_____
TERRY B. MARTIN, individually

_____
JULIE B. MARTIN, individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rich B. Martin and Amy J. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Executors of the Estate of Rose B. Martin, the within named bargainor, an estate, and that they as such Co-Executors, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by themselves as Co-Executors.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of Dec., 1986.

_____
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, B.E. DAVIS, a Notary Public in and for the County and State aforesaid, personally appeared Rich B. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of DEC., 1986.

B. E. Davis
Notary Public

My Commission Expires:
11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, B.E. DAVIS, a Notary Public in and for the County and State aforesaid, personally appeared Terry B. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of DEC., 1986.

B. E. Davis
Notary Public

My Commission Expires:
11-12-89

STATE OF TENN.)
COUNTY OF Davidson)

Before me, B.E. DAVIS, a Notary Public in and for the County and State aforesaid, personally appeared Julie B. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, _____, this 29 day of DEC., 1986.

B. E. Davis
Notary Public

My Commission Expires:
11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Affiant (Grantee)

Sworn to and subscribed before me
this 29 day of Dec., 1986.

B. E. Davis
Notary Public

My Commission Expires: 11-12-89

TRACT I:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of a lot marked "Prof. E. E. Hoss" on the Plan of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office for said County, described as follows:

Beginning on the northerly margin of Burch or Acklen Avenue 50 feet westerly from the southeast corner of said lot; thence westwardly with the northerly margin of said Avenue 50 feet; thence northwardly parallel with the easterly line of said lot, 167 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet to a point 50 feet westerly from the northeast corner of said lot; thence southwardly 167 feet to the beginning.

Including, but excluding therefrom, a tract of land sold to the City of Nashville, by deed from Austin C. and Mamie D. Dillehay, of record in Book 2149, page 520, said Register's Office, as follows:

The southerly 5 feet of the west 50 feet of east 100 feet of the Prof. E. E. Hoss Tract as shown on Plan of the Burch Homestead Subdivision, as of record in Book 57, page 149, Register's Office for said County, and fronting 50 feet on the north side of Acklen Avenue and being further described as follows:

Beginning at a point in the present north line of Acklen Avenue 50 feet west of the southwest corner of Lot No. 38 of Burch Homestead Plan, running thence westwardly along present north line of Acklen Avenue 50 feet; thence northwardly parallel to west line of Lot No. 38 for a distance of 5 feet; thence eastwardly along proposed north line of Acklen Avenue, 5 feet from and parallel to present north line of Acklen Avenue for 50 feet to a point 50 feet from west line of Lot No. 38; thence southwardly parallel to the west line of Lot No. 38, 5 feet to present north line of Acklen Avenue, the beginning.

Being the same property conveyed to Rose B. Martin by deed of record in Book 4184, page 319, Register's Office for Davidson County, Tennessee, the said Rose B. Martin having since died on July 26, 1986, her Last Will and Testament having been admitted to probate on August 6, 1986.

This is improved property known as 2128 Acklen Avenue, Nashville, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the north margin of Acklen Avenue, (formerly Burch Avenue) 17½ feet westwardly from the south west corner of Lot No. 38 in the "Burch Homestead Tract" a plan of which is of record in Book 57, page 149, Register's Office for Davidson County, Tennessee and running thence northwardly and parallel with 24th Avenue, South, (formerly Kennedy Avenue) 167 feet to an alley; thence eastwardly along the south side of said alley 140 feet to a point; thence southwardly and parallel with 24th Avenue, South 167 feet to the north margin of Acklen Avenue, (formerly Burch Avenue); thence westwardly along the north margin of Acklen Avenue 140 feet to the beginning.

The lot herein described being the westerly 140 feet of the first lot described and conveyed in the deed to Clarence Luck from Ida M. Waller and husband of record in Book 333, page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theresa Rich Breyer by deed of record in Book 533, page 190, Register's Office for Davidson County, Tennessee, the said Theresa Rich Brewer having since died, her Last Will and Testament (the "Will") having been admitted to probate (No. 31937) in the County Court of Davidson County, Tennessee. Under the terms of the Will, Rose R. Breyer (one and the same person as Rose B. Martin) was a residuary legatee and the subject property was distributed to her under the Will in partial satisfaction of her interests under the Will.

This is improved property known as 2134-2136 Acklen Avenue, Nashville, Tennessee.

FELIX Z. WILSON LEE REGISTER
DAVIDSON COUNTY, TN
JAN 23 3 18 PM '87
IDENTIFICATION REFERENCE
86 7 2 9