Box 37
AFS

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mrs. La-Von Donaldson Miss Jeri Ferguson 104 Rolling Mill Road Old Hickory, TN 37138	Mrs. La-Von Donaldson Miss Jeri Ferguson 104 Rolling Mill Road Old Hickory, TN 37138	54-9-19 54-9-36
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

EXECUTOR'S QUITCLAIM DEED

WHEREAS, James Henry DeLay, a widower, died a resident of Davidson County, Tennessee on November 27, 1986, leaving a Last Will and Testament (the "Will") bearing the date July 28, 1986, admitted to probate by the Davidson County Probate Court on December 11, 1986, of record in Minute Book 310, page 630, Will Book 157, page 59, of the Clerk of the Probate Court of Davidson County's Office; and

WHEREAS, Item Three of the Will devises the decedent's home on Rolling Mill Road, Old Hickory, Tennessee to La-Von Donaldson and Jeri Ferguson equally during their joint lives, and then during the life of the survivor, and following the death of the survivor to David Lipscomb College; and

WHEREAS, the decedant's home is described in a deed to James H. DeLay (being one and the same as James Henry DeLay), and wife, Grace DeLay, of record in Book 4056, page 223 of the Davidson County Register's office; and

WHEREAS, the said Grace DeLay predeceased James Henry DeLay; and

WHEREAS, Commerce Union Bank, a state banking association having its principal place of business in Nashville, Tennessee is the duly qualified Executor of the Last Will and Testament of James Henry DeLay;

NOW, THEREFORE, in order to evidence the specific devise pursuant to Item Three of the Will of the real estate described on Exhibit A appended hereto and incorporated by reference herein (the "Property"), Commerce Union Bank in its capacity as Executor of the estate of James Henry DeLay does hereby quitclaim and convey all of its right, title and interest

in and to the Property unto La-Von Donaldson and Jeri Ferguson equally during their joint lives and then during the life of the survivor and following the death of survivor to David Lipscomb College.

This is improved property known as 104 Rolling Mill Road, Old Hickory, Tennessee 37138.

By execution of this Deed, Commerce Union Bank makes no representation or warranty with respect to any matter involving legal ownership or encumbrances affecting the Property or mutual right and duties among La-Von Donaldson, Jeri Ferguson and David Lipscomb College. All mutual rights and duties among La-Von Donaldson, Jeri Ferguson and David Lipscomb College are to be determined by reference to applicable law and the Will of James Henry DeLay.

IN WITNESS WHEREOF, Commerce Union Bank has caused its duly authorized officer to execute this Deed this 30TH day of APRIL, 1987.

COMMERCE UNION BANK

By: Charles J. Vacca
Charles J. Vacca,
Senior Vice President and
Trust Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, S. Taree Spears, a Notary Public of the State and County aforesaid, personally appeared Charles J. Vacca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President and Trust Officer of Commerce Union Bank, the within named bargainor, a corporation, and that he as such Senior Vice President and Trust Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President and Trust Officer.

WITNESS my hand and seal, at office in Nashville, TN, this 30 day of April, 1987.

S. Taree Spears
Notary Public

My Commission Expires: 9-9-89

NOTARY PUBLIC AT LARGE

EXHIBIT A

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. I: Being Lot No. 30 of Section I, Brandywine Farms, as of record in Book 3600, pages 79 and 80, Register's Office for said County. Said Lot No. 30 fronts 148 feet on the westerly side of Rolling Mill Road and runs back 305 feet on the southerly line and 268.9 feet on the northerly line to a broken line in the rear on which it measures 161.2 feet.

TRACT NO. II: Being the east part of Lot No. 11, Section I, Life & Casualty Insurance Company's Subdivision, of Dabbs & Elliott Property, as of record in Book 843, page 56, Register's Office for said County, described as follows:
Beginning at the southeast corner of said Lot; thence along the south line, south 64° 45' west 80 feet to a point in the east line of the property conveyed to U.S.A., by deed of record in Book 2149, page 557, said Register's Office; thence with their east line, north 9° east 187 feet more or less to a point in the northeast line of the lot; thence south 55° 45' east 55.2 feet; thence south 3° 03' east 86 feet to the beginning, containing .18 acres more or less.
Being the same property conveyed as above set out as to Tract No. I, and part of the property conveyed as to Tract No. II.
Said Tract No. I is hereby conveyed subject to restrictions filed for record September 26, 1964, in Book 3816, Page 544, as amended by instrument filed for record October 15, 1964, in Book 3822, page 851. The recorded plan shows an Owner's Certificate, a 75 foot set back line from Rolling Mill Road, a 10 foot easement for utilities along the rear and an anchor easement 2 1/2 x 30 feet at both front corners.

Said property being the same property conveyed to James H. DeLay and wife, Grace DeLay, by deed of W. E. Stone and wife, Carolyn W. Stone, by deed of record in Book 4056, Page 223, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ none.

A J Shannenberger III
Affiant

Subscribed and sworn to before me this 30th day of April, 1987.

Notary Public
My Commission Expires: 10/4/88

2.0 9 6.9

IDENTIFICATION REFERENCE

MAY 1 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN