This Instrument Prepared By:
Little & Weis, P.C.
19th Floor First American Center
Nashville, TN 37238-0080

Address New Owner:	Send Tax Bills To:	Map/parcel No.
Bettina McDonald Trust (No. I) 31 Broadway Circle Ft. Myers, FL 33901	553 Rosedale Ave. Nashville, TN 37211	118-3-30

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Bettina McDonald (the "Grantor"), formerly Bettina B. Claxton, by these presents does hereby sell, assign, and forever quitclaim unto James M. Claxton, Jr., and Betty Ruth Massey as co-trustees of the Bettina F. McDonald Irrevocable Trust (No. I), with full power to convey, mortgage and sell the said property without the joinder of the grantor or any beneficiary, (the said trust being hereinafter referred to as the "Grantee"), Grantee's heirs, successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows:

Land in the sixth, formerly the ninth, Civil District of Davidson County, Tennessee, being lot No. 4 and the east part of lots Nos. 1 and 3 on the plan of the first subdivision of Melrose, as of record in book 57, page 44, Register's Office for said County and a part of lot No. 5 on the Plan of the Ursula Rains Lands, as of record in Plan Book 1, Page 23, Chancery Court at Nashville, Described as follows:

Beginning on the southerly margin of Westwood Avenue, formerly called a New County Road, at what was formerly V. Steinhauer's northeast Corner; thence with the southerly margin of said Avenue south 77 degrees east 29.8 poles, more or less, to a stake, the northwest corner of the land formerly owned by J.B. O'Bryan, opposite the center of a 30 foot avenue or road, now closed; thence southerly with said O'Bryan's west line 35.41 poles, more or less, to the southeast corner of said lot No. 4; thence with the south line of said lot No. 4 and lot No. 3, westerly 29.82 poles to said Steinhauer's southeast corner, a stake southwest of a small honey locust; thence northerly with said Steinhauer's east line 39 poles, more or less, to the beginning, containing 7 acres, more or less.

Being the same property conveyed to Bettina B. Claxton (now Bettina McDonald) by installment deed from Ova Louise Halloran Smith, dated May 14, 1947, recorded in Book 1488, Page 56 in the Register's Office for Davidson County.

This is improved properly known as 533 Rosedale Avenue.

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

WITNESS the hand of the Grantor, this 2nd day of June, 1987.

Bettina McDonald
Bettina McDonald

MAIL EXEC.

3295
IDENTIFICATION REFERENCE
JUN 4 10 49 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

James M. Clayton Jr.
Affiant

Sworn and subscribed to before me this 2nd day of June, 1987.

Diane P. Weis
Notary Public

My Commission Expires: 4-22-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Diane P. Weis, a notary public in and for said county and state, the within named Bettina McDonald, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1987.

Diane P. Weis
Notary Public

My Commission Expires: 4-22-88