Address New Owner as Follows: Mary M. Morrow 3725 Baxter Ave. Nashville, Tennessee 37216

Send Tax Bills To: Same

Map/Parcel 61-14 120 13082-062/23

THIS INSTRUMENT WAS PREPARED BY:

DAVID J. MAZNICK, Attorney
PO BOX 140691
NASHVILLE, TN. 37214

QUITCLAIM DEED

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 tenancy in common in Mary M. Morrow and Lee Ann Denney, We, Frances R. Denney and daughter, Lee Ann Denney by these presents do hereby Quitclaim, grant and convey unto Kathy Allen, her successors and assigns, the following Tract or Parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of E. B. Craig's Subdivision of the Crownover property, of record in Book 894, Page 640 and 641, Register's office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Frances R. Denney and daughter, Lee Ann Denney by deed from Harvey Zemaitis and wife, Judith M. Zemaitis of record in Book 6153, Page 619, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a deed of trust of record in Book 5167, Page 433, said Register's Office and to all applicable local government planning, building and zoning regulations.

This property is improved property and known as 3725 Baxter Ave, Nashville, Tennessee 37216.

State of Tennessee
County of Davidson

The actual consideration for this transfer is $NONE.

Subscribed and sworn to before me, this the 18th day of June, 1997.

My Commission expires: Notary

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

And now, I, the said Kathy Allen, hereby for the express purpose of carrying out the intent of this instrument, as set out, do hereby quitclaim and convey to Lee Ann Denney and Mary M. Morrow, as tenants in common, with right of survivorship, my undivided one-half interest in the above described property, with full power to mortgage, sell or convey this property and re-invest. The said property is hereby conveyed and set forth to which reference is hereby made, and is also conveyed subject to the same limitations, restrictions and encumbrances

may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of June, 1987.

Lee Ann Denney

Frances R. Denney

Kathy Allen, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, David J. Waynick, a Notary Public in and for said County and State the within named Frances R Denney and Lee Ann Denney the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 1987.

Notary Public

My commission expires: Dec. 15, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, David J. Waynick, a Notary Public in and for said County and State, the within named Kathy Allen, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 1987.

Notary Public

My commission expires: Dec. 15, 1990

RUSH

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