FROM BOOK 7281 PAGE 429

FROM Marie P. Willoughby now known as Marie P. Ritchie **AND** D. Ronald Ingram, Trustee

TO D. Ronald Ingram, Trustee **TO** Marie P. Ritchie and husband, Dean L. Ritchie

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie P. Ritchie & Husband Dean L. Ritchie (NAME)	First Federal Savings & Loan (NAME)	Map 52-9
140 Miami (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Parcel 164
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FB # 3D-52614

THIS INSTRUMENT WAS PREPARED BY

INGRAM & LOWE ATTORNEYS
405 Two Mile Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- Marie P. Ritchie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Dec 19 89

Notary Public

MY COMMISSION EXPIRES:

(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 tenancy by the entireties in Marie P. Ritchie and husband, Dean L. Ritchie

~~WE~~, I, Marie P. Ritchie

by these presents do hereby quitclaim and convey unto D. Ronald Ingram, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 41 on the Map showing J. H. Gothard's Subdivision of 9.08 acres, in Pennington's Bend, as of record in Book 547, page 79, in the said Register's Office, and more particularly described as follows:

BEGINNING at a point in a 20-foot roadway called Miami Avenue 200 feet east of the southeast corner of Lot No. 40 on said plan: thence north 60-3/4 degrees east 105 feet to a point 50 feet west of the U.S. Government property line; thence north 12 3/4 degrees west and parallel with said Government property line 180 feet; more or less to the low water mark of the Cumberland River; thence down said river at low water mark with the meanderings thereof 160 feet, more or less, to a point 225 feet east of the northeast corner of said Lot No. 40; thence southerly 170 feet, more or less, to the beginning.

Being the same property conveyed to Paul N. Willoughby and wife, Marie P. Willoughby by deed recorded in Book 5454, Page 914, Register's Office, for Davidson County, Tennessee. Paul N. Willoughby has since deceased, and Marie P. Willoughby now known as Marie P. Ritchie.

THIS conveyance is subject to any and all existing restrictions and easements of record including an easement for the flow of the Cumberland River.

unimproved ( ) This is improved (X) property, known as 140 Miami (House Number) Nashville, Tennessee (Street) 37214 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 D. Ronald Ingram, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Marie P. Ritchie and husband, Dean L. Ritchie

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 25th day of January, 19 88.

Marie P. Ritchie

Marie P. Ritchie formerly known as Marie P. Willoughby

D. Ronald Ingram

D. Ronald Ingram Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named, Marie P. Ritchie, 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 25th day of January, 19 88.

Rebecca A. Wiggs
Notary Public.

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, 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 25th day of January, 19 88.

Rebecca A. Wiggs
Notary Public.

My commission expires: 7-17-88