QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan M. Wallace (NAME)	same (NAME)	27W 20045
932 Granada Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-1-192
Nashville Tn. 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the mutual promises set forth herein ~~love and affection (and no monetary consideration)~~ *and for the express purpose of making a re-conveyance to* create a tenancy in fee simple

~~We,~~ I, Johnnie Winters, III, Grantor

by these presents do hereby quitclaim and convey unto Joan M. Wallace Grantee, her ~~his~~ *successors and assigns, the following described tract or parcel of land, to wit:* Land in Davidson Co.,Tennessee,described as follows: Beginning at a point in the southerly margin of Granada Ave.,said point being the northwesterly corner of a parcel of land described in a deed from J. C. Grissim and wife,Cynthia Grissim,to Harlan Realty Co.,of record in Book 1404,page 538,Register's Office of said County;thence in a southerly direction along the westerly margin of said parcel,100 feet to a point; thence in a westerly direction and parallel to the said margin of Granada Ave. 60 feet to a point;thence in a northerly direction and parallel to the said westerly line of said parcel,100 feet to a point in the southerly margin of Granada Ave.;thence in a easterly direction along said southerly margin,60 feet to the point of beginning. Being the same property conveyed to Johnnie Winters,III and Joan M. Wallace,by deed from Dennis R. Upkins and wife,Starlene D. Upkins,of record in Book 6970,page 512,Register's Office for Davidson County, Tennessee.

It is expressly agreed that this conveyance is made subject to the following conditions:

1. Grantee agrees to hold the Grantor harmless from any liability on any and all mortgages, liens, notes, taxes, insurance premiums, and any other expenses incurred on said property.

2. Grantee further agrees to indemnify the Grantor from any losses he may incur as a result of any liability thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ -0-
Subscribed and sworn to before me this the 27th day of Affiant
January 1987
My commission expires 11/21/90 (Affix Seal) Notary Public

This is unimproved, ( ) improved (X) property, known as 932 (House Number) Granada Ave. (Street) Nashville (P. O. Address:) Tennessee (City or Town) 37206 (Postal Zone)

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

And now, I, the said Johnnie Winters, III Grantor ~~XXXXXX~~ *for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Joan M. Wallace,

her *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* 27th *day of* January, 1987.

THIS INSTRUMENT WAS PREPARED BY:
R. Ray Galbreath
Attorney at Law
Suite 112 Stahlman Bldg.
Nashville, Tn. 37201

Johnnie Winters III
Grantor

Joan M. Wallace
~~XXXXX~~
Grantee

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Monica D. Edwards, a Notary Public in and for said County and State, the within named, Grantor, Johnnie Winters, III, the Bargainor(s) 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 official seal at Nashville, Tennessee, this 27th day of January, 1987.

Monica D Edwards
Notary Public

My commission expires: 1/21/90

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Monica D. Edwards, a Notary Public in and for said County and State, the within named, Grantee, Joan M. Wallace, 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~~ Grantee executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of January, 1987.

Monica D Edwards
Notary Public

My commission expires: 1/21/90

RECEIVED
JUL 8 11 44 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

43834

QUITCLAIM DEED

JOHNNIE WINTERS, III
AND
TO
JOAN M. WALLACE

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290