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FORM NO. WD-1 REV. 10-86

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Walter F. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 1987.

William F. Mineer
Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Walt, Dyer & James, Attys.; One Burton Hills Blvd, #130; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Emma Lockridge (NAME)	none (NAME)	
900 Wedgewood Ave. (STREET ADDRESS OR ROUTE NUMBER)	send tax bills to: same (STREET ADDRESS)	105-9
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	364

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Walter F. Adams (now having a three-forths interest) and Emma Lockridge (now having a one-forth interest)

HEREINAFTER CALLED THE GRANTORS, do quitclaim AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter F. Adams and Emma Lockridge, as tenants-in-common each having a one-half interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southeast part of lot No. 21 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Grove Avenue and Elliott Avenue, being the southeast corner of said lot No. 21; thence with the northerly margin of Grove Avenue westerly 50 feet; thence northerly 170 feet to a point; thence easterly 45 feet to a point on the westerly margin of Elliott Avenue; thence with the said margin southerly 168 feet to the point of beginning.

Being the same property conveyed to Thomas Adams and wife, Molly Adams and Walter F. Adams by deed from Mary Lavender Murphey, a widow, by deed of record in book 3251, page . The said Thomas Adams died, leaving his wife Molly Adams and Walter F. Adams each holding interests in the property. Thence, the said Molly Adams died intestate. Molly Adams had at that time two children, Walter F. Adams and Emma LOckridge who took her share of the property equally.

The purpose of this conveyance is for Walter F. Adams and Emma Lockridge (who own all interests in the subject property) to create an equal interest in the property between themselves as tenants-in-common, each owning a one-half interest.

This is unimproved ( ) improved ( ) property, known as 900 Wedgewood; Nashville, Tn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all the rights and interests thereto belonging, to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 3 day of MAY June, 19 87

Walter F. Adams

Walter F. Adams Emma Lockridge

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter F. Adams and Emma Lockridge

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this Third day of ~~May~~ June 19 87

Commission expires 11/12/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

491.17

IDENTIFICATION REFERENCE

JUL 24 12 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN