BOOK 7388 PAGE 317

WWB163 09/21/87 ljb

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Katie Cummins Usrey (NAME) | SAME (NAME) | Map 145-11 |
| 122 Fort Rutledge Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 8 |
| Clemson SC 29631 (CITY) (P.O. ZONE) (STATE) | (CITY/ZONE/STATE) | |

**For and in Consideration** of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **First American Trust Company, N.A.**, a national trust company with its principal office in Nashville, Tennessee, successor to First American National Bank of Nashville, a national banking association with its principal office in Nashville, Tennessee, as Trustee under the Will of Louise Cooke, deceased, of record in Will Book 126, page 182, Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto **Katie Cummins Usrey**, her heirs and assigns, all of its right, title and interest in and to the following described property:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Granny White Park, of record in Book 3700, page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 220 feet along the northerly margin of Stonewall Jackson Court and runs back 200 feet between parallel lines.

THIS CONVEYANCE is made subject to restrictions of record in Book 4025, page 341, said Register's Office and the Plan of Record in Book 3700, page 72, said Register's Office shows an owner's certificate, a 90-foot minimum building setback line from Stonewall Jackson Court and a 10-foot easement for public utility purposes and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeast corner of said lot.

BEING the same property conveyed to Louise Armistead for life and remainder interest to Billie Cooke and Louise Cooke, as tenants in common, by deed from Haury & Smith Contractors, Inc. dated January 27, 1967, of record in Book 4099, page 988, Register's Office for Davidson County, Tennessee. Louise Armistead, the life tenant, is deceased, and likewise is Louise Cooke. The interest of Louise Cooke vested in First American Trust Company, N.A. (successor to First American National Bank of Nashville), the Grantor herein, by the Will of Louise Cooke, of record in Will Book 126, page 182, Office of the Probate Court Clerk for Davidson County, Tennessee, as Trustee for the benefit of Billie Cooke for life, with provision that upon the death of Billie Cooke the trust shall terminate and this property shall be distributed to Katie Cummins Usrey, the Grantee herein. Billie Cooke died a resident of Davidson County, Tennessee on August 22,

1987, and this conveyance is being made in order to convey Grantor's interest in the property, as Trustee under the Will of Louise Cooke, to the Grantee herein named.

This is improved property, known as 1140 Stonewall Jackson Court, Nashville, Tennessee.

IN WITNESS WHEREOF, the Undersigned has caused this Quitclaim Deed to be executed by its duly authorized officer on this 26 day of October, 1987.

FIRST AMERICAN TRUST COMPANY, N.A.

BY: Emmett Russell
Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra T. Eads a Notary Public, Emmett Russell, 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 a Trust Officer of FIRST AMERICAN TRUST COMPANY, N.A., a national trust company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 26 day of October 1987.

Sandra T. Eads
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ -0-
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF Oct. 1987.
Deputy Register

7.7.4.5.6.

IDENTIFICATION REFERENCE

OCT 27 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN