BOOK 7478 PAGE 3

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM James A. Langford and wife, Dialthia G. Langford **AND** Jimmy A. Duncan

TO Jimmy A. Duncan **TO** Billy Dean Thomas

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Dean Thomas (NAME)	SAME (NAME)	91-13-301
5906 O'Brien Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Mail

Jimmy A. Duncan, Atty.
4904 Charlotte Ave.
Nashville, Tennessee 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- Billy Dean Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1988.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-9-91

(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 _____

We, James A. Langford and wife, Dialthia G. Langford

by these presents do hereby quitclaim and convey unto Jimmy A. Duncan _____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No.76 on the plan of West Nashville Heights, which plan is of record in Book 332, page 127, R.O.D.C., Tennessee.

Said Lot No. 76 fronts 50 feet on the northerly side of O'Brien (formerly Grundy Street) Avenue and runs back northwardly between parallel lines 170 feet to the center of an alley.

Being part of the property conveyed to James A. Langford et ux, by two deeds from John H. Lanier, as of record in Book 1302, page 217, and in Book 1469, page 250, both R.O.D.C., Tennessee

0.8.0.4.2.

IDENTIFICATION REFERENCE

FEB 23 1 16 PM '88

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

This unimproved {x} improved property, known as 5910 O'Brien Avenue, Nashville, Tn. 37209
(House Number) (Street) 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 Jimmy A. Duncan, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Billy Dean Thomas

his 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 February, 1988.

Emma Diethia Langford
James A. Langford By
Martha L. Thomas, Power of Attorney
Jimmy A. Duncan
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named, Martha Thomas, Billy Dean Thomas, Diethia Langford, the Bargainors, 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 25th day of February, 1988.

Jimmy A. Duncan
Notary Public

My commission expires: 10-9-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named Jimmy A. Duncan, 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 8th day of February, 1988.

John B. Duncan
Notary Public

My commission expires: Sept 11, 1990

0502 02/26 0101 01CASH 4.00