BOOK 7478 PAGE 5

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM Nettie Parks Grubbs **AND** Jimmy A. Duncan

TO Jimmy A. Duncan **TO** Margaret Cummings and Eleanor Bell

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Cummings and Eleanor Bell (NAME)	SAME (NAME)	Map 52-1
257 Mayflower Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 322
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Mad

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- Margaret Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1988

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-29-91

(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 Tenants in Common

XWX I, Nettie Parks Grubbs

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 the westerly part of Lot No. 2 on the unrecorded resubdivision of Lot No. 10 on the Map of Madison Park Subdivision, as of record in Book 421, page 184, Register's Office for said County, described as follows: BEGINNING at a point in the south margin of Neely's Bend Road in the line between Lots Nos. 1 and 2 of said unrecorded resubdivision; thence along the line between Lots 1 and 2, South 2° 51' West 398.1 feet to a stake in the northerly line of the Webb Hayes property; thence with his line North 37° 30' East 125.8 feet to the southwest corner of part of Lot No. 2, conveyed to Earnest E. Tomlinson, Jr. and wife, by deed from D. C. Traylor and wife, as of record in Book 2345, page 59; thence along Tomlinson's west line, North 2° 45' East 294.8 feet to a point in the south margin of Neely's Bend Road; thence with the margin of the same, west 71 feet to the point of beginning.

Being the same property conveyed to W. E. Grubbs and wife, Nettie Parks Grubbs, by deed from Martin C. Keltner and wife, Ada P. Keltner of record in Book 3867, page 779, Register's Office for Davidson County, Tennessee. The said W. E. Grubbs having since died.

This is unimproved ( ) improved (X) property, known as 520 Neely Bend Road, Madison, Tennessee 37115
(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 Margaret Cummings and Eleanor Bell

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 ..... day of February 5, 1988.

Nettie Parks Grubbs

Jimmy A. Duncan
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nettie Parks Grubbs, 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 5th day of February, 1988

Janetta H. Grover
Notary Public.

My commission expires: Commission Expires May 13, 1990

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 5th day of February, 1988

John B. Duncan
Notary Public.

My commission expires: Sept 11, 1990

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IDENTIFICATION REFERENCE

FEB 26 1 16 PM '88

DAVIDSON COUNTY, TN

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