Form No. WD-6

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BOOK 7649 PAGE 95

FROM

Mrs. Mary R. Larkin

AND

Mark Podis, Trustee

5633 09/12 0101 03CHECK 6.00

TO Mark Podis, Trustee

TO Mrs. Mary R. Larkin and Barbara A. Larkin

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary R. Larkin, etal (NAME)	Fidelity Federal Savings & Loan Assoc (NAME)	
317 Ash Grove Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 3rd Avenue North (STREET ADDRESS)	162-5
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37201 (CITY) (STATE) (ZIP)	142

THIS INSTRUMENT WAS PREPARED BY

Mark Podis
Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- Mary R Larkin Affiant.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 86

Mark Podis Notary Public

MY COMMISSION EXPIRES: June 1990

(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 a joint tenancy with right of survivorship

We, I, Mary R. Larkin

by these presents do hereby quitclaim and convey unto Mark Podis, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND IN THE 5TH Civil District of Davidson County, Tennessee, being Lot 30 as shown on the plan of Hickory Valley, Section 2-A, nashville, Tennessee, as of record in Book 4314, page 657, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING part of the same property conveyed to Ted W. Larkin and Mary R. Larkin by deed from Randall Phillips Builders, Inc. of record in Book 4668, Page 447, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 4570, page 493, Book 4528, Page 528, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc. as shown on plan of record in Book 4300, page 111, Register's Office for Davidson County, Tennessee.

*** Mr. Ted W. Larkin died on November 30, 1977.***

This deed was prepared with information provided by Mrs. Mary R. Larkin and Barbara A. Larkin.

This is ( ) unimproved (X) improved property, known as 317 Ash Grove Drive (House Number) (Street) Nashville, TN. 37211 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 Mark Podis, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Mary R. LARKIN and Barbara A. Larkin as joint tenants with right of survivorship

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 9th day of September, 1988

Mary R Larkin

Mark Podis
Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark Podis, a Notary Public in and for said County and State, the within named, Mary R. Larkin, the Bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1988

Mark Podis
Notary Public

My commission expires: July 13, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Peggy Barrett, a Notary Public in and for said County and State, the within named Mark Podis, 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 9th day of September, 1988

Peggy Barrett
Notary Public

My commission expires: 9/11/90

IDENTIFICATION REFERENCE

SEP 12 9 16 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

66309