QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia S. Jones	National Mortgage Company	82-3-371
(NAME)	(NAME)	
1417 Meridian Street	4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Memphis, Tennessee 38118	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Julia S. Jones

We, John W. Phillips and Julia S. Jones

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:*

LAND in Davidson County, Tennessee, being Lot 51 on the Map of Sharpe & Horn's First Addition to Edgefield, now East Nashville, as of record in Book 57, page 152, Register's Office for said County.

SAID Lot No. 51 fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 153 feet more or less, along the south margin of Scott Avenue, to an alley in the rear.

Being the same property conveyed to John W. Phillips and Julia S. Jones by Warranty Deed from Douglas P. Vandenberg and wife, Darlene F. Vandenberg, or record in Book 7717, page 303, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Administrator of Veterans Affairs of record in Book 7210, page 70, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

-0-

The actual consideration for this transfer is $ -0-

Subscribed and sworn to before me this the 14th day of February, 1989

Affiant: Julia S. Jones

My commission expires: 9-11-90 (Affix Seal)

Notary Public: John D. Duncan

This is unimproved ~~X~~ improved property, known as 1125 Stainback Avenue, Nashville, Tn. 37207
(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* Julia S. Jones

her *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* 14th *day of* February, 19 89.

THIS INSTRUMENT WAS PREPARED BY:
Jimmy A. Duncan, Atty.
4904 Charlotte Avenue
Nashville, Tn. 37209

John W. Phillips
Julia S. Jones
Jimmy A. Duncan
Trustee.

BOOK 7773 PAGE 725

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, John W. Phillips and Julia S. Jones, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 19 89.

John B. Duncan
Notary Public

My commission expires: Sept. 11, 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, or proved to me on the basis of satisfactory evidence, 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 14th day of February, 19 89.

John B. Duncan
Notary Public

My commission expires: Sept. 11, 1990

RUSH

FEB 16 12 45 PM '89

TENNESSEE REFERENCE

09434

QUITCLAIM DEED

From:
John W. Phillipa and
Julia S. Jones
AND
To:
Jimmy A. Duncan, Trustee

And
From: Jimmy A. Duncan, Trustee

To:
Julia S. Jones

6.00 7750 02/16 0101 CASH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290