THIS DOCUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

FROM

John Lomax, III and
Frances Melanie Wells

TO

Marian F. Harrison, Trustee

This Instrument Prepared By:
Marian F. Harrison
Willis & Knight
215 Second Avenue North
Nashville, TN 37201

11403

IDENTIFICATION REFERENCE

FEB 24 3 53 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

FROM

Marian F. Harrison, Trustee

TO

John Lomax, III and Frances Melanie Wells, as joint tenants with right of survivorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for transfer, is $1.00

By: John Lomax III
Affiant

Subscribed and sworn before me, this 23rd day of February, 1989.

Lynne C. Healy
Notary Public

Sept. 9, 1989
My Commission Expires

## QUITCLAIM DEED

| Address New Owners as Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| John Lomax, III<br>Frances Melanie Wells<br>757 Brownlee Drive<br>Nashville, TN 37215 | Leader Federal Savings<br>and Loan Association<br>P.O. Box 2926<br>Memphis, TN 38101-2926 | 115-8-2 |

John Lomax, III and Frances Melanie Wells are contributing equally to the purchase of the real property described below. It is the desire of the parties that the fee simple title of the property be vested in them as joint tenants, with right of survivorship, so as to assure that the property will pass to the other in the event of either one's death.

Now, therefore, in consideration of the foregoing premises, and the receipt of One Dollar ($1.00) and other good and valuable consideration including the love and affection the parties have for one another and for the express purpose of making a re-conveyance to vest title in each of them as joint tenants with right of survivorship, John Lomax, III and Frances Melanie Wells do quitclaim and convey unto Marian F. Harrison, Trustee, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee to wit:

**LAND** in Davidson County, Tennessee, being Lot No. 48 on the Plan of Brooke Meade, Section 4, of Record in Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

**BEING** the same property conveyed to John Lomax, III and Frances Melanie Wells by deed from George M. Tidwell and Diane S. Tidwell, of record in Book 7198, page 994, Register's Office for Davidson County, Tennessee.

And now I, the said Marian F. Harrison, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto John Lomax, III and Frances Melanie Wells, their heirs, successors, and assigns, the same property herein above described and set forth to which reference is hereby made. By this deed it is expressly stated that the property is held by John Lomax, III and Frances Melanie Wells as joint tenants with right of survivorship.

**IN WITNESS WHEREOF,** we have hereunto set our hands on this the 23 day of February, 1989.

John Lomax, III
JOHN LOMAX, III

Frances Melanie Wells
FRANCES MELANIE WELLS

Marian F. Harrison
MARIAN F. HARRISON, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lynne E. Neeley, a Notary Public in and for said County and State, the within named John Lomax, III, and Frances Melanie Wells, 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 23rd day of February, 1989.

Sept. 9, 1989
My Commission Expires

Lynne E. Neeley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lynne E. Neeley, a Notary Public in and for said County and State, the within named Marian F. Harrison, Trustee, 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 23rd day of February, 1989.

Sept. 9, 1989
My Commission Expires

Lynne E. Neeley
Notary Public

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