PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Box 21

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
William O. Daugherty, Jr. P.O. Box 111236 Nashville, TN 37211	Same	Map 133-02 Parcel 314 6DA-55904

FOR AND IN CONSIDERATION of an exchange of like property I, Dixie D. Sells, by these presents do hereby quitclaim and convey unto William O. Daugherty, Jr., his successors and assigns, my one-half interest in the following described tract of parcel of land, to-wit:

Being lots Nos. 3,4,5, and 6 in the property known as the McLester Addition to Nolen Heights, as shown on the plan of record in Book No. 421, page 92, Register's Office for Davidson County, Tennessee.

Said lots Nos. 3, 4, 5 front 50 feet each on the northerly side of McCall Street and run back between parallel lines 160 feet to an alley. Said lot No. 6 fronts 55.3 feet on the northerly side of McCall Street and runs back on its westerly line 160 feet, on its easterly line 160.2 feet to an alley.

Being the same property conveyed to Dixie W. Daugherty and husband, William O. Daugherty, by deed of record in Book 6817, page 498, Register's Office for Davidson County, Tennessee, the said Dixie W. Daugherty having died on April 27, 1988 and the said William O. Daugherty, Sr., being one and the same as William Osteen Daugherty, Sr. having died on October 15, 1989; the said will of William Osteen Daugherty, Sr. of record in Will Book 168, page 633 Probate Court for Davidson Co., Tennessee devising said property equally to Dixie D. Sells and William O. Daugherty, Jr.

This is improved property known as 206 McCall Street, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18 day of January, 1990.

Dixie D. Sells

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dixie D. Sells, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of January, 1990.

BETTYE V. NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ [redacted]. This is equal to or greater than the property would bring at a fair and voluntary sale.

William O. Daugherty, Jr., Affiant

Sworn to and subscribed before me this 18 day of January 1990.

Notary Public

My commission expires: 11-20-93

00554

IDENTIF. REFERENCE

JAN 31 2 28 PM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

8007 01/31 0101 03CHECK 6-00