BOOK 8050 PAGE 173

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. McKay, et al	SAME	59-16, 164*
(NAME) 3834 Dunbar Drive	(NAME)	117-08, 125**
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37218	(STREET ADDRESS)	13DA-23530* 24W-14115**
(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 KENNETH M. McKAY, GLORIA McKAY MARYLAND, and ANNIE McKAY WITHERSPOON, as tenants in common

We, KENNETH M. McKAY, GLORIA McKAY MARYLAND, and ANNIE McKAY WITHERSPOON

by these presents do hereby quitclaim and convey unto JULIAN W. BLACKSHEAR, JR. *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Tract I: Being Lot No. 35 on a plan of Hickory Heights, not of record described according to a survey made by Z.J. Wilkinson, Surveyor, May 22, 1948, as follows:

Beginning on the Easterly margin of Avalon Drive at the common corner of Lot Nos. 34 ad 35, said beginning point also being 622 feet South of the North line of said Subdivision; thence with the line between Lot Nos. 34 and 35 eastwardly 150 feet; thence southwardly 50 feet to the corner of Lot Numbers 35 and 36; thence with the line between said lots, eastwardly 150 feet to the easterly margin of Avalon Drive; thence with said drive northwardly 50 feet to the point of beginning.

Tract II: Land in Davidson County, Tennessee, being the easterly 10.5 feet of Lot No. 155 and the westerly 39.8 feet of Lot No. 154 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

(Description Continued On Reverse Side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 26th day of January, 19 90

Affiant: Kenneth M. McKay, Gloria McKay Maryland, Annie McKay Witherspoon

My commission expires: March 3, 1992 (Affix Seal)

Notary Public: Jacqueline Ann Wiggins

NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 1514 Ferguson Avenue, Nashville, Tennessee
(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 JULIAN W. BLACKSHEAR, JR. *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* KENNETH M. McKAY, GLORIA McKAY MARYLAND, and ANNIE McKAY WITHERSPOON, as tenants in common

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* 26th *day of* January, *19* 90.

Kenneth M. McKay
KENNETH M. McKAY

Gloria McKay Maryland
GLORIA McKAY MARYLAND

Annie McKay Witherspoon
ANNIE McKAY WITHERSPOON

Julian W. Blackshear, Jr.
JULIAN W. BLACKSHEAR, JR., *Trustee.*

THIS INSTRUMENT WAS PREPARED BY:

Julain W. Blackshear, Jr.
Attorney at Law
208 Third Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*McKAY WITHERSPOON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, KENNETH M. McKAY, GLORIA McKAY MARYLAND and ANNIE*, 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, Tennessee, this 26th day of January, 19 90.

Jacqueline Ann Lagos
Notary Public

My commission expires: March 3, 1992

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JULIAN W. BLACKSHEAR, JR. 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, Tennessee, this 26th day of January, 19 90.

Jacqueline Ann Lagos
Notary Public

My commission expires: March 3, 1992

Said parts of said Lots Nos. 155 and 154 front 50 feet, more or less, on the northerly side of Ferguson Avenue, and runs back between parallel lines 152 feet, more or less, to an alley.

Tract I being the same property conveyed to James McKay and wife, Annie M. McKay by deed from R. M. Holly, J.C. Griffin, and W. H. Tadlock, of record in Book 2274, page 299, Register's Office of Davidson County, Tennessee, and Tract II being the same property conveyed to James H. McKay and wife, Annie M. McKay by deed from Thomas R. West and wife, Johnnie A. West, of record in Book 4136, page 601, Register's Office of Davidson County, Tennessee; the said James McKay (also known as James H. McKay) and wife, Annie M. McKay having since died; leaving as their sole next of kin and heirs at law the above named Grantors by Affidavit of Heirship of record in Book 8050, page 171, Register's Office of Davidson County, Tennessee.

QUITCLAIM DEED

KENNETH M. McKAY, et al.
AND
JULIAN W. BLACKSHEAR, JR.,
TRUSTEE

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

DAVIDSON COUNTY TN.
FEB 22 12 26 PM '90

REFERENCE

05528

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