Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 8063 PAGE 752

FROM Bert C. Ferguson **AND** Ted A. Burkhalter, Trustee

TO Ted A. Burkhalter, Trustee **TO** Chuck Ryan, unmarried

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chuck Ryan (NAME)	Same as owner (NAME)	Map 93-4
P. O. Box 101271 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 27
Nashville, TN 37224 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W-07180

THIS INSTRUMENT WAS PREPARED BY

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
810 Twenty-Ninth Avenue North
Nashville, Tennessee 37203

(615) 329-3091

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/23/93

(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 fee Simple

I/~~We~~, I, Bert C. Ferguson

by these presents do hereby quitclaim and convey ~~unto~~ his interest Ted A. Burkhalter, Trustee, his successors and assigns,

Land in Davidson County, Tennessee, Being Lot NO. 248 on the Plan of Williams' Second Addition to Edgefield of record in Book 21, page 60, Registers Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 248 fronts 50 feet on Shelby Avenue and runs back 175 feet between parallel lines to a dead line on the rear of which it measures 50 feet.

Being the same property conveyed to Bert C. Ferguson by deed from Clifford E. Dingle and wife, Marie R. Dingle, as of record in Book 6499, page 555, RODC.

This conveyance is made subject to (a) Property taxes for 1989, (b) the wrap deed of trust at Book 7140, page 605, RODC, and by reference therein the liens so "wrapped".

This is investment property and as such has never been used as the marital homestead of grantor.

This is ~~unimproved~~ (X) property, known as 806 Shelby Avenue Nashville TN 37206
(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 Ted A. Burkhalter, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey his interest unto Chuck Ryan, unmarried

_____ 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 21 day of February, 19 90.

Bert C. Ferguson

Ted A Burkhalter
Trustee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bert C. Ferguson the bargainor __, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of February, 19 90.

Kathy D. Burkhalter Notary Public

My commission expires 5/23/93

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted A. Burkhalter, 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 21 day of February, 19 90.

Kathy D. Burkhalter
Notary Public

My commission expires: 5/23/93

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IDENTIF. TREFERENCE

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DAVIDSON COUNTY

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