P.R.62



This instrument prepared by:
William L. Harbison
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

4556 03/21 0101 03CHECK 6.00

# QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Virginia Lee Troy, Trustee<br>811 Lynnbrook Road<br>Nashville, Tennessee 37215 | Same | 117-5-29 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Virginia Lee Troy (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey the following described property to Virginia Lee Troy as Trustee (and her successors in trust) under a certain Revocable Trust Agreement dated March 18, 1987 between myself as one of the Grantors and Merlin William Troy, as amended from time to time, the said Merlin William Troy having since died and the said Virginia Lee Troy having been appointed as successor trustee pursuant to the Revocable Trust Agreement (hereinafter referred to as the "Trust"), it being my intention by this instrument to create a fee simple ownership of said property in the Trust with full power of sale in the Trustee (and her successors) without joinder of any beneficiary, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being parts of Lots Nos. 22 and 23 on the Plan of Ensworth, as of record in Book 161, page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, north O° 45' east 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, south 0° 45' west 115 feet; thence south 89° 15' east 429.89 feet to the beginning.

Being the same property conveyed to Merlin W. Troy and wife, Virginia Lee Troy by deed from Walter Roberts Green and wife, Martha Baird Green of record in Book 2136, page 170, Register's Office for Davidson County, Tennessee. The said Merlin W. Troy and Merlin William Troy being one and the same person and the said Merlin William Troy having since died.

This is improved property known as 811 Lynnbrook Road, Nashville, Tennessee 37215.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 21st day of March, 1990.

Virginia Lee Troy
VIRGINIA LEE TROY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Sarah Gwaltney, a Notary Public in and for the County and State aforesaid, personally appeared Virginia Lee Troy, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of March, 1990.

Sarah Gwaltney
Notary Public

My Commission Expires:

[illegible]

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $0 and no other monetary consideration.

Virginia Lee Troy

Sworn to and subscribed before me this 21st day of March, 1990.

Sarah Gwaltney
Notary Public

My Commission Expires:

[illegible]

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IDENTIF. REFERENCE

MAR 21 2 35 PM '90

DAVIDSON COUNTY TN.

12603