FROM: Anna Mable Ellis
William Hubert Ellis
Myra Sue Ellis

FROM: Winfield Ransom, Trustee

AND

TO: Winfield Ransom, Trustee

TO: Anna Mable Ellis
Myra Sue Ellis

2499 38.2 0101 01CASH 9.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Mable Ellis & Myra Sue Ellis NAME(s)		135 236
2002 Old Murfreesboro Road STREET ADDRESS OR ROUTE NUMBER	(SAME)	
Nashville, TN 37217 CITY STATE ZIP		

THIS INSTRUMENT WAS PREPARED BY:

Winfield Ransom Atty
2215 Murfreesboro Rd.
Nashville, TN 37217

3563 5

IDENTIFICATION

JUN 21 11 27 AM '90

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ -0- Myra S. Ellis
William Hubert Ellis

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF June, 1990

Notary Public

MY COMMISSION EXPIRES: 3-5-92
(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 tenancy in common between ANNA MABLE ELLIS and MYRA SUE ELLIS.

We, ANNA MABLE ELLIS, MYRA SUE ELLIS, and WILIAM HUBERT ELLIS by these presents do hereby quiTclaim and convey unto -- WINFIELD RANSOM, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Deed book 785, Page 355, Number 57725, Mrs. J. Morton McLaughlin et als, to T.H. Ellis, et ux recorded April 7, 1930, dated February 15, 1930, and filed April 2, 1930.

The following is copied from the deed:

"A certain tract or parcel of land in the 2nd, formerly the 5th, civil district of Davidson County, Tennessee described as follows: beginning in the center of the Murfreesboro Pike at the intersection of the center line of Smith Springs Road, running thence with the center of Smith Springs Road south 89 degrees east 75.20 poles to a stone, the northeast corner of the old Una School property and Myrick's northwest corner; thence, with the westerly line of the Myrick property, south 2 1/2 degrees, west 55.84 poles to a stone in Mrs. Mollie

Rucker's north line; thence, with Rucker's northerly line north 89 degrees, west 45.11 poles, to the center of the Murfreesboro Pike, thence, with the center of said pike in a northwesterly direction to the beginning; containing 19 acres more or less, and being the same land conveyed to Mrs. J. Morton McLaughlin by J. Morton McLaughlin, by deed recorded in Book No. 772, Page 258, registers office of Davidson County, Tennessee, and to J.M. McLaughlin by County Board of Education of Davidson County, Tennessee, by deed recorded in Book No. 564, Page 114, registers offices of Davidson County, Tennessee."

Copied from Book No. 564, Page 114, registered April 29, 1921, the Davidson County Board of Education deed to Dr. J.M. McLaughlin:

"Two tracts of land adjoining each other and comprising what is known as the old Una Public School lot in the second, formerly the fifth district of said county, respectively, by W. W. Lyle, by deed recorded in Book 67, Page 167, R.O.D.C. and by C.J. Ellis and wife, by deed recorded in Book 118, Page 287, R.O.D.C. said two tracts of land are described as a whole as follows: beginning in the center of the Smith Springs Road, said point being the northeast corner of the original school lot, running thence, S 2 1/4 degrees W 15 poles with L.B. Myrick's west boundary line to a point; thence, S. 2 degrees, W. 5.43 poles to a post, thence, N. 88 degrees W. 14.43 poles to a point; thence, N. 2 degrees E. 20.43 poles, to the center of the Smith Springs Road, thence, with the center of said road S. 88 degrees E. 13.43 poles to the beginning, containing 1 3/4 acres."

The acreage for both is:
19.00 more or less
+ 1.75
20.75 more or less

EXCLUDE Davidson County Board of Education present Una School property. Three deeds T.H.Ellis and wife Maude Ellis to Davidson County Board of Education.

1. Number 59552 recorded May 16, 1941
   Book No. 1199, Page 63.
   4 acres more or less

2. Number 26839 recorded Jan. 2, 1951
   Book No. 1941, Page 217.
   7.1 acres more or less

3. Book 3957, Page 221, October 10, 1964
   .627 acres more or less

All of the property listed above is from the center of Murfreesboro Road. The total acreage is (4.0 + 7.1 + .627) 11.727 acres more or less.

Present T.H. Ellis and wife, Maude Ellis property is:
20.75 acres more or less
-11.727 " Una School - Board of Education, Davidson County.
9.023 acres more or less

The property has two petroleum lines on it. Colonial Pipe Line has a right-of-way of 50 feet. The property also has a TVA tower and line all the way across it with a right-of-way of 100 feet.

Being a part of the same property conveyed to T.H. Ellis and wife by Mrs. J. Martin McLaughlin et als of record in Book 785, Page 355, R.O.D.C. T.H. Ellis died January 24, 1965. Maude Ellis, his wife, died April 20, 1972, she being the surviving spouse and she died (unmarried), leaving three children, all of age, to wit; Anna Mable Ellis, William Hubert Ellis, and Myra Sue Ellis.

This conveyance is made to adjust the inheritance assets so as to reflect money going to William Hubert Ellis.

And now, I, the said WINFIELD RANSOM, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto: ANNA MABLE ELLIS AND MYRA SUE ELLIS, 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 21st day of June, 19 90.

William Hubert Ellis

Anna Mable Ellis

Myra Sue Ellis

Winfield Ransom
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, ANNA MABLE ELLIS, MYRA SUE ELLIS and WILLIAM HUBERT ELLIS, the Bargainors, 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 21st day of June, 19 90.

Geneva F. Fox
Notary Public

My commission expires:

3-3-92

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, WINFIELD RANSOM, the Bargainor, 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 21st day of June, 19 90.

Geneva F. Fox
Notary Public

My commission expires:

3-3-92