FROM:
JOSEPH ARGO PIERCEY and
CONSTANCE LYNN PIERCEY

TO:

PHILIP W. DUER, TRUSTEE

AND

FROM:

PHILIP W. DUER, TRUSTEE

TO:

JOSEPH ARGO PIERCEY

QUITCLAIM DEED

Mail

THIS INSTRUMENT WAS PREPARED BY: PHILIP W. DUER, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Joseph Argo Piercey

x Cindy M. Mimms
Notary Public

My Commission Expires:

My Commission Expires Jan. 23, 199[illegible]

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Joseph Argo Piercey 2655 Smith Springs Rd. Nashville, TN 37217	TROY & Nichols, Inc. P.O. Box 4025 MONROE, LA. 71211-4025	136-49

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create sole ownership of the hereinbelow described real estate in the sole name of Joseph Argo Piercey, we, Joseph Argo Piercey and Constance Lynn Piercey, by these presents do hereby quitclaim and convey unto Philip W. Duer, Trustee, his successors and assigns, OUR INTEREST IN the following described tract or parcel of land, to-wit:

Land in the 2nd, formerly 5th Civil District of said County and State, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, of record in Minute Book J, page 170, County Court for said County, described according to a survey made by Campbell Surveying Co., dated February 7, 1989, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 160 feet east of the northeast corner of the property conveyed to Buren Mack Bruce and wife by Deed from L. T. Stevens and wife, of record in Book 2856, page 347, said Register's Office, said point being the northwest corner of the property herein conveyed; thence with the center of said road eastwardly 299.5 feet to a point; thence South 2 degrees 45 minutes West 73 feet to a point; thence North 87 degrees West 305.6 feet to a point which is 170 feet east of the southeast corner of said Bruce property; thence North 7 degrees 15 minutes east 122.4 feet to the point.

Being all of the property conveyed to Joseph A. Piercey and wife, Constance L. Piercey, from Sandra Kay Peppers, a single woman, by Deed of record in Book 7769, page 908, Register's Office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

This is unimproved (___) or improved (x) property, known as 2655 Smith Springs Road, Nashville, Tennessee 37217.

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

AND NOW, I, the said Philip W. Duer, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Joseph Argo Piercey, his 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 8th day of October, 1990.

Joseph Argo Piercey
JOSEPH ARGO PIERCEY

Constance Lynn Piercey
CONSTANCE LYNN PIERCEY

PHILIP W. DUER, 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 JOSEPH ARGO PIERCEY and CONSTANCE LYNN PIERCEY, the bargainors, 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, this 5th day of October, 1990.

Cindy M. Mingle
NOTARY PUBIC

My Commission Expires:

My Commission Expires Jan. 23, 1991

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 PHILIP W. DUER, the 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 5th day of October, 1990.

NOTARY PUBIC

My Commission Expires:
7/13/91

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IDENTIF. TREFERENCE

OCT 10 9 41 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.