Furnished by Commonwealth Title Agency, Inc., Nashville, Tenn.

BOOK 8249 PAGE 896

FROM

FROM ETHLEEN STEWART, A WIDOW, AND NANCY S. SUTTON

THOMAS E. STEWART, TRUSTEE

AND

TO THOMAS E. STEWART, TRUSTEE

TO NANCY S. SUTTON

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY S. SUTTON (NAME)	SAME (NAME)	MAP 51-7
1212 S. GRAYCROFT (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 62
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ .00 Kathryn Hudes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 90.

Denise E. Cella
Notary Public

MY COMMISSION EXPIRES: 5-11-92
(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 SOLE OWNERSHIP IN NANCY S. SUTTON

We, I. ETHLEEN STEWART, A WIDOW.

by these presents do hereby quitclaim and convey unto THOMAS E. STEWART, Trustee, his successors and assigns, ~~the following described tract or parcel of land, to-wit~~: all my right, title and interest in and to the property described in Exhibit 'A" attached hereto.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
DEC 5 10 19 AM '90

IDENTIF. TREFERENCE

77201

6318 12/05 0101 03CHECK 9.00

This is ~~unimproved ( )~~ improved (X) property, known as 116 DUE WEST AVENUE, MADISON, TN 37115
(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 THOMAS E. STEWART, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto NANCY S. SUTTON

HER 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 4th day of December, 1990.

Ethleen S Stewart
ETHLEEN STEWART

Nancy S. Sutton
NANCY S. SUTTON

Thomas E. Stewart Trustee
THOMAS E. STEWART Trustee.

BOOK 8249 PAGE 897

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linnea C. Allin, a Notary Public in and for said County and State, the within named, ETHLEEN STEWART, 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 4th day of December, 1990

Linnea C. Allin
Notary Public

My commission expires: 5-11-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linnea C. Allin, a Notary Public in and for said County and State, the within named THOMAS E. STEWART, Trustee, the bargainor, with whom I am personally acquainted, 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 4th day of December, 1990

Linnea C. Allin
Notary Public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 4th day of December, 1990.

Linnea C. Allin
notary public

My commission expires: 5-11-92.

EXHIBIT 'A'

TRACT I: Land in the 11th Civil District of Davidson County, Tennessee, being the south part of Parcel "C", shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, and described as follows:

BOOK 8249 PAGE 895

BEGINNING at a concrete monument in the north margin of Due West Avenue, at the southeast corner of said Parcel "C"; thence with the margin of Due West Avenue, westerly 80.5 feet to a concrete monument at the beginning of a curve; thence with said curve, northwestwardly 31.42 feet to the easterly margin of Gibson Drive; thence with the margin of said Drive, northwardly, along a slight curve 172.07 feet to another concrete monument, and continuing with the margin of said Drive, northwardly 99.4 feet to the southwest corner of the property conveyed to C.E. Corlew by deeds of record in Book 2021, page 251 and Book 2039, page 421, said Register's Office; thence with Corlew's southerly line, South 87° 32' East 141 feet, more or less, to the westerly margin of the L. & N. Railroad right-of-way, being the easterly line of Parcel "C"; thence with the margin of said railroad right-of-way, southwardly 298.8 feet to the beginning.

INCLUDED in the above description of Tract I, but EXPRESSLY EXCLUDED is the following described property:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, more particularly described as follows:

BEGINNING at a point on the westerly margin of the L. & N. Railroad right-of-way, 282.8 feet northerly from the intersection of said right-of-way and the northerly margin of Due West Avenue; along said right-of-way to a point; thence North 18° 19' 16 feet East to the common boundary of a parcel conveyed to Charles T. Wakefield and wife, Mary Wakefield, as recorded in Book 2295, page 409, Register's Office for Davidson County, Tennessee; thence along said common boundary North 87° 32' West 71.0 feet to a point; thence in a straight line 72° 78 feet to the beginning point which is South 18° 19' West from the intersection of said common boundary along the L. & N. Railroad right-of-way; thence North 18° 19' East 16.0 feet to the beginning.

TRACT II: Land in the 11th Civil District of Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the easterly margin of Gibson Drive, being the southwest corner of Thomas E. Stewart, Trustee, property; thence with the common property line of Stewart property and that property owned by Marvin G. Nash et ux, Beulah D. Nash, by deed of record in Book 3129, page 307, Register's Office for Davidson County, Tennessee, South 87° 32' East 71.0 feet to a point; thence 72.78 feet in a straight line to a point in the easterly margin of Gibson Drive,, being North 16° 22' East 16.0 feet from the point of beginning; thence South 16° 22' West 16.0 feet to the beginning.

Being the same property conveyed to Glenn T. Stewart et ux, Ethleen Stewart, as Joint Tenants with right of survivorship, an undivided one-half (1/2) interest, and Nancy S. Sutton, an undivided one-half (1/2) interest, by Warranty Deed from Thomas E. Stewart, Trustee, with full power to sell, of record in Book 6659, page 138, Register's Office for Davidson County, Tennessee, the said Glenn T. Stewart having since died, his undivided one-half interest in said property vests solely in his widow, Ethleen Stewart, the Grantor herein.