B48

BOOK 8283 PAGE 926

This instrument prepared by:

Harris A. Gilbert
Wyatt, Tarrant, Combs, Gilbert & Milom
Thirteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

JAN 30 11 43 AM '91
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

89411

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Joseph Gilbert, III, Lucy Gilbert and Cindy Gilbert 209 Robin Hill Road Nashville, TN 37205	SAME	Map 92-12 Parcel 463

This Quitclaim Deed and Disclaimer made this 28 day of January, 1991, by Joseph Gilbert, Jr., and acknowledged by Letty-Lou Gilbert, his wife and Personal Representative of the Estate of Paul H. Gilbert, the Decedent.

WHEREAS, Paul H. Gilbert (the "Decedent") died on October 3, 1990, intestate, a domiciliary of Montgomery County, Maryland; and

WHEREAS, the Decedent was never married, had no children and neither of his parents survived him; and

WHEREAS, Joseph Gilbert, Jr., is the sole surviving sibling and heir of the Decedent and is, therefore, entitled to receive the assets of the Decedent, to the extent the Decedent had an interest, in accordance with State of Maryland laws of intestacy; and

WHEREAS, Paul H. Gilbert, the Decedent owned a one-half (1/2) interest as tenant in common in the real estate described hereafter with Joseph Gilbert, Jr. as the other tenant in common; and

WHEREAS, Joseph Gilbert, Jr., as the sole beneficiary of the Decedent's one-half (1/2) undivided interest in said property, wishes to disclaim his interest as beneficiary of the Decedent's right, title and interest in said property and the proceeds thereof in accordance with the Uniform Disclaimer of Property Interest Act and the laws of the State of Tennessee; and

WHEREAS, Letty-Lou Gilbert, the Disclaimant's Wife, also desires to file a Disclaimer announcing her interest in the Decedent's proceeds from said property which might devolve to her upon the Disclaimer being filed by her husband, Joseph Gilbert, Jr., and

WHEREAS, the parties are aware that the interest of Paul H. Gilbert's said property will be distributed in equal shares upon said Disclaimer to his surviving nephew, Joseph Gilbert, III, and his nieces, Lucy Gilbert and Cindy Gilbert, all adults, and the children of Joseph Gilbert, Jr., and Letty-Lou Gilbert, in accordance with Uniform Disclaimer of Property Interest Act, the State of Maryland laws of intestacy and the laws of the State of Tennessee; and

WHEREAS, Letty-Lou Gilbert in her capacity as Personal Representative of the Estate of Paul H. Gilbert, is aware this

Disclaimer is being filed by Joseph Gilbert, Jr., and is also aware that upon filing this Disclaimer the proceeds from said realty by this Deed will be distributed in equal shares to the aforementioned children of Joseph Gilbert, Jr., and herself and the Estate will receive no benefits from same; and

WHEREAS, Letty-Lou Gilbert, Personal Representative, consents on behalf of the Estate of the foregoing procedures passing to her children.

NOW, THEREFORE, Joseph Gilbert, Jr., and Letty-Lou Gilbert hereby unequivocally and unqualifiedly disclaim and refuse to accept any interest or rights to the property hereafter described and quitclaim any interest they may have in the one-half (1/2) undivided interest owned by Paul H. Gilbert to Joseph Gilbert, III, Lucy Gilbert and Cindy Gilbert, said interest to be transferred by their Disclaimer hereunder and they disclaim any interest in Paul H. Gilbert's one-half (1/2) interest in said property from the date of his death. Joseph Gilbert, Jr., retains his one-half (1/2) undivided interest in said property.

NOW, THEREFORE, the following one-half (1/2) undivided interest owned by Paul H. Gilbert in said property is hereby disclaimed and quitclaimed to Joseph Gilbert, III, Lucy Gilbert and Cindy Gilbert, their heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> Being Lots 68 and 69 on the plan of the Boyd Home Tract, as found of record in the R.O.D.C., Tenn., in Book 21, Page 39. Said Lot 68 fronts 50 feet on the southerly side of Hayes St., and runs back between parallel lines with the westerly margin of 17th Avenue, North, formerly Williams Avenue, 180 feet to an alley. Said Lot 69 fronts 50 feet on the Southerly side of Hayes St., and runs back between parallel lines 180 feet to an alley, and adjoins Lot 68 on the west side; on the said lots there are three brick dwelling houses known by City Nos. as 109, 111, 113, and 115, 17th Ave. North, upon which they all face.
>
> And being the same property conveyed by deed to Paul H. Gilbert and Joseph Gilbert, Jr., from A.S. Weinbaum and wife, Regina Weinbaum, of record in Book 1005, Page 606, of said R.O.D.C., Tenn. Conveyance of this property is subject to City Zoning and Planning Regulations.

Witness our hands this the 22 day of January, 1991.

Joseph Gilbert, Jr.
JOSEPH GILBERT, JR.

Letty-Lou Gilbert
LETTY-LOU GILBERT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Michele L Keith, a Notary Public in and for said county and state, the within named JOSEPH GILBERT, JR., and LETTY-LOU GILBERT, the bargainor(s), 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 28th day of January, 1991.

Michele L Keith
NOTARY PUBLIC

My Commission Expires March 11, 1991

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

9389 01/30 0101 03CHECK 9.00

The actual consideration for this transfer is -0- ($0.00).

[signature]
AFFIANT

Subscribed and sworn to before me, this the 28th day of January, 1991.

Gregory Pelzer
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 23, 1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE