Ex 44

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 8290 PAGE 26

FROM

Robert C. Dunkerley, Jr. and wife, Nancy B. Dunkerley

AND

Jeffrey Mobley, Trustee

TO Jeffrey Mobley, Trustee

TO Nancy B. Dunkerley

QUITCLAIM DEED

THE NAME & ADDRESS OF A PROPERTY OWNER:	THE NAME & ADDRESS OF THE MORTGAGEE:	MAP-PARCEL NUMBERS
Nancy B. Dunkerley (NAME)	(NAME)	Map 117-6
3430 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	-SAME- (STREET ADDRESS)	Parcel 62
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

Nancy B. Dunkerley
Affiant Nancy B. Dunkerley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1991.

Julia C. Hunt
Notary Public

MY COMMISSION EXPIRES: 9-25-93

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create sole ownership of the subject property in Nancy B. Dunkerley and to terminate a tenancy by the entireties,

We, Robert C. Dunkerley, Jr. and wife, Nancy B. Dunkerley

by these presents do hereby quitclaim and convey unto Jeffrey Mobley, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May _____, 1910, as follows:

Beginning at a point in the northerly margin of Hampton Avenue at a point 1794 feet west of the center line of 23rd Avenue South, said point being 8 feet west of the southwest corner of property conveyed to James C. Terry and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1181, page 117, Register's Office for said county; thence with the northerly margin of Hampton Avenue, Westwardly 172 feet to a point, said point being the southeast corner of property conveyed to Sam L. Cook and wife, by deed from Robert E. Dunn, Jr., and wife, as of record in Book 1142, page 97, said Register's Office; thence Northwardly with the said Sam L. Cook line 347.4 feet to a point; thence Eastwardly 172 feet to a point 8 feet west of the northwest corner of the James C. Terry property above mentioned, thence Southwardly 347.4 feet more or less, to the point of beginning.

Being the same property conveyed to Joseph M. Howard, III and wife, Hilda Howard, by deed from Mildred Ann Burns, Jean Hornberger and Mary Jo Feldhaus, dated June 4, 1971, and of record in Book 4508, page 127, Register's Office of Davidson County, Tennessee.

And also being the same property conveyed to Robert C. Dunkerley, Jr. and wife, Nancy B. Dunkerley, by deed from Joseph M. Howard, III and wife, Hilda Howard, of record in Book 5267, page 315, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3430 Hampton Avenue, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Nancy B. Dunkerley,

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made,

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th **day of** February, **19** 91.

Robert C. Dunkerley, Jr.

Nancy B. Dunkerley

Jeffrey Mobley, **Trustee.**

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STATE OF TENNESSEE)

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COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a Notary Public in and for said County and State, the within named, Robert C. Dunkerley, Jr. and wife, Nancy B. Dunkerley

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 6th day of February, 19 91.

Julia C. Hunt
Notary Public

My commission expires 9-25-93

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a Notary Public in and for said County and State, the within named Jeffrey Mobley, 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 6th day of February, 19 91.

Julia C. Hunt
Notary Public

My commission expires: 9-25-93

91687

IDENTIF. REFERENCE

FEB 8 3 00 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.