This instrument prepared by:
Mac E. Robinson
Robinson & Robinson
200 Court Square Building
James Robertson Parkway
Nashville, TN 37201

IDENTIF. TAX REFERENCE

99348

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NOS.:
Ruth E. McDivitt and Andrew J. McDivitt 2904 Tyne Blvd. Nashville, TN 37215	SAME	Map. 130-15-0 Parcel 32

BOOK 8310 PAGE 115

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ANDREW J. McDIVITT, by these presents does hereby quitclaim and convey unto ANDREW J. McDIVITT and wife, RUTH E. McDIVITT, their heirs, successors and assigns, all of his right, title and interest for the purpose of creating a tenancy by the entirety in and to the following described tract of land:

Being part of Lot No. 13 on the Plat of Carter and King lands of record in Book 57, page 99, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 32 and all of Lot No. 33 of Block "A" on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, 1950, as follows:

Beginning on the northerly margin of Tyne Road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of Lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southern line of Lot No. 1 of Block "D" on the map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of Lot No. 31 on said unrecorded subdivision; thence with the line between Lots Nos. 31 and 32, westwardly 48 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in Book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between Lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne Road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.

Being part of the property conveyed to John F. House by deed from Earl Roach and wife, of record in Book 1578, page 56, said Register's Office.

Easement for public utilities and 100 foot building setback line as shown on survey of T.R. Sanford, Surveyor.

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Restrictive covenants contained in deed from Nashville Trust Company, Administrator, to Betty Britt Kerrigan, dated July 26, 1945, filed July 31, 1945, and recorded in Book 1286, page 545, Register's Office for Davidson County, Tennessee.

By deed dated August 8, 1949, filed August 8, 1949, and recorded in Book 1732, page 153, Register's Office for Davidson County, Tennessee, John F. House and wife, conveyed to John J. Brady and wife, property adjoining the westerly line of the premises.

Said deed provided for a period of 20 years the following covenants and restrictions should be binding on the premises:

"Grantors covenant that they will not build any house or building of any kind on said part of said Lot 13, closer than 30 feet to the east line of property being conveyed, and any house built thereon shall not be detrimental to the property hereby conveyed; and any garage built thereon shall be built on the east side of any residence built thereon."

Being the same property conveyed by Warranty Deed dated March 30, 1950 from C. B. Criddle, Unmarried, to Andrew J. McDivitt and Florence P. Andrus of record in Book 1812, page 83, Register's Office for Davidson County, Tennessee, and subject to a Trust Deed of record in Book 1823, page 545, Register's Office for Davidson County, Tennessee.

This is the same property vested in Andrew J. McDivitt by Will dated August 20, 1970 of his mother, Florence P. Andrus, and probated on the 15th day of February, 1983 and the Order of Probate appearing in Minute Book 282, Page 329, in the Probate Court for Davidson County, Tennessee, at Nashville, the said Andrew J. McDivitt being unmarried at the time.

The purpose of this Quitclaim Deed is to create a tenancy by the entirety in A. J. McDivitt and his wife, Ruth E. McDivitt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 91.
Deputy Register

Witness my hand this 13th day of March, 1991.

Andrew J. McDivitt
ANDREW J. MCDIVITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Andrew J. McDivitt, a Notary Public in and for said County and State ANDREW J. McDIVITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 14 day of March, 1991.

NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
My Commission Expires March 27, 1993