RECEIVED MAR 22 1991

QUITCLAIM DEED BOOK 8317 PAGE 733

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
Eliza E. Ladd	Eliza E. Ladd	Map 81-6
605 Baldwin Court	605 Baldwin Court	Parcel 162
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), we, James Leroy Avery, and wife, Clara Avery, the Grantors, hereby quitclaim and convey all of my interest unto Eliza E. Ladd, the Grantee, her heirs and assigns forever, the following described tract or parcel of land, to wit:

> The westerly 50 feet of Lot No. 2 on the Plan of J. Nat Williams subdivision of Lot No. 8 of the Harding Bosley Tract, as of record in Book 332, page 54, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Buchanan Street and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property inherited by Leroy Avery from his first cousin, Brownie M. Fleming, who died intestate on or about October 3, 1985, without children or husband; and without parents or sisters and brothers; and without aunts or uncles living. Leroy Avery being one of five cousins who inherited an interest from the said Brownie M. Fleming, Deceased. Being the same property conveyed to R. H. Fleming, and wife, Brownie Fleming, by deed from W. L. Bainbridge and wife, Julia W. Bainbridge, of record in Book 2645, page 44, said Register's Office. The said R. H. Fleming having predeceased his wife, the said Brownie Fleming. Being the same property where Eliza E. Ladd, Administratrix of the estate of Brownie M. Fleming, Deceased, quitclaimed all of her right and interest in said property to Eliza E. Ladd, by Administrator's quitclaim deed of record in Book 6886, page 501, said Register's Office.

This is improved property known as 2604 Buchanan Street, Nashville, Tennessee 37208.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of March, 1991.

James Leroy Avery

Clara Avery

Q 2 11 7 3

IDENTIF. REFERENCE

MAR 27 3 57 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0045 0101 03CHECK 6.00

STATE OF MICHIGAN

BOOK 8317 PAGE 734

COUNTY OF WAYNE

Personally appeared before me, ADA H. STAPLES, a Notary Public in and for said County and State, the within named, James Leroy Avery, and wife, Clara Avery, 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 DETROIT, Michigan, this 18th day of March, 1991

Ada H. Staples
NOTARY PUBLIC

ADA H. STAPLES
Notary Public, Wayne County, MI
My Commission Expires April 17, 1993

My Commission Expires:

ADA H. STAPLES
Notary Public, Wayne County, MI
My Commission Expires April 17, 1993

THIS INSTRUMENT WAS PREPARED BY:

Russell B. Ennix, Esquire
330 Charlotte Avenue
Suite 427
Nashville, Tennessee 37201
(615) 259-4330