Prepared by:
John W. Stapp, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
Nashville, Tennessee 37219
(615) 244-0030/742-9322

BOOK 8333 PAGE 969

QUITCLAIM DEED

NEW OWNER & ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO
MILDRED THOMPSON ESPY 17131 El Cajon Yorba Linda, CA 92686	Same	Map 60 Parcel 53

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $-0-

David Hugh Thompson

Sworn and subscribed to before me this April 10, 1991.

My Commission Expires: 3-3-92

Notary Public

WHEREAS, the property hereinafter described was conveyed to DAVID HUGH THOMPSON as Trustee with full power to sell, mortgage or otherwise deal with said property without the joinder of any beneficiary; and

WHEREAS, said trust was never established; and

WHEREAS, a foreclosure sale was held on April 10, 1991, whereby JOHN THOMPSON HILL, TRUSTEE, sold the property to MILDRED THOMPSON ESPY and executed a Trustee's Deed to MILDRED THOMPSON ESPY, said foreclosure sale being validly held and conducted; and

WHEREAS, in order to clearly establish title to the said property in MILDRED THOMPSON ESPY, I, DAVID HUGH THOMPSON as Trustee, execute this Quitclaim Deed.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DAVID HUGH THOMPSON, TRUSTEE with full power to sell, mortgage or otherwise deal with the following described property without the joinder of any beneficiary, ("Grantor"), by these presents do hereby quitclaim and convey unto MILDRED THOMPSON ESPY ("Grantee") Grantee's heirs, successor and assigns, all of Grantor's right, title and interest in and to the following described tract of land:

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DESCRIPTION

LAND in Davidson County, Tennessee, to-wit:

A Tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being a part of the tract of land known as Maplewood and being part of Lot No. 4 on the Plan of William Phillips' Land, as of record in Book 57, Page 21, Register's Office for said County, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: BEGINNING at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, Page 107, said Register's Office, being the northwest corner of the lands belonging to D. H. Thompson; thence with the line between said tracts of land south 5° west 1330 feet to a rock; thence north 87° west 788 feet to a rock; thence north 5° east 202 feet to a rock, thence south 87° east 453 feet to a stake; thence north 5° east 1034 feet to the center of the Ben Allen Road; thence with the center of the same north 69 1/2° east 264 feet, north 88 1/2° east 82 feet to the point of beginning, containing 12 acres, more or less.

BEING the same property conveyed to David Hugh Thompson, Trustee, with full right of disposition from Carlos D. Markham and wife, Luella S. Markham by instrument of record at Deed Book 4730, Page 656, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 224 BEN ALLEN ROAD, NASHVILLE, TENNESSEE.

The description contained in this Deed is the same description as in the previous deed of record.

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

WITNESS my hand this 10th day of April 1991.

David Hugh Thompson
DAVID HUGH THOMPSON, TRUSTEE

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me Barry F. Dalton, a Notary Public of this County, DAVID HUGH THOMPSON, TRUSTEE, the within named bargainor(s), 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 therein contained.

Witness my hand, at office, this 10th day of April, 1991.

AFFIX SEAL HERE:

Barry F. Dalton
Notary Public
My Commission Expires:
3-3-92

(re\Hill.gc)

IDENTIF. TENNESSEE REAL ESTATE TRANSFER
$ 0.50
6-00