BOOK 8380 PAGE 922

7195-2

FILE IN BOX #14
MAP 048-00
PARCEL 209
FB#: 13D-24665

FROM

JAMES DAVID McGEAR, SR.

TO

KATHERINE GOODSON, TRUSTEE

AND

FROM

KATHERINE GOODSON, TRUSTEE

TO

JAMES D. McGEAR, SR., and Wife, CLARA A. McGEAR

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
JAMES D. McGEAR, SR. etux
(Name)
3863 Stevens Lane
(Street Address)
Nashville, TN 37218
(City) (State) (Zip Code)

SEND TAX BILLS TO: MORTGAGEE:
SunTrust Mortgage, Inc.
(Name)
P. O. Box 105277
(Street Address)
Atlanta, GA 30348-5277
(City) (State) (Zip Code)

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ATTORNEY
DENNEY, LACKEY & CHERNAU
Third National Financial Center
424 Church Street, 13th Floor
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 1991.

Notary Public
MY COMMISSION EXPIRES: JULY 24, 1993

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety in JAMES D. McGEAR, SR., and wife, CLARA A. McGEAR, I, JAMES DAVID McGEAR, SR., by these presents do hereby quitclaim and convey unto KATHERINE GOODSON, TRUSTEE, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Winston Estates, Section I, as of record in Book 5210, Page 321, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 340.43 feet on the southerly side of Stevens Lane and extends back 618.74 feet on the easterly line and 710.80 feet on the westerly line to a line in the rear which measures 296.91 feet thereon.

BEING the same property conveyed to James David McGear, Sr., by Installment Deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 7262, Page 909, Register's Office for Davidson County, Tennessee.

JAMES David McGear, Sr., and James D. McGear, Sr., are one and the same person.

THIS conveyance is subject to restrictive covenants of record in Book 5658, Page 463, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

CLARA A. McGear, wife of the above named James David McGear, Sr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS is improved property, known as 3863 STEVENS LANE, NASHVILLE, TENNESSEE 37218.

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

AND NOW, I, the said KATHERINE GOODSON, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES D. McGEAR, SR., and wife, CLARA A. McGEAR, as tenancy by the entireties, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of June, 1991.

James David McGear Sr.
JAMES DAVID McGEAR, SR.

Clara A. McGear
CLARA A. McGEAR

Katherine Goodson, Trustee
KATHERINE GOODSON, TRUSTEE

24805
IDENTITY REFERENCE
JUN 24 10 18 AM '91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DAVID McGEAR, SR., and wife, CLARA A. McGEAR, 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 17th day of June, 1991.

My Commission Expires: 7/24/93

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHERINE GOODSON, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1991.

My Commission Expires: 7/24/93

Notary Public

RECORDING FEE 6.00