This Instrument Prepared By:
FRANK E. CLAYTON, ESQ.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Blanche Delores Watson 2428 Meharry Boulevard Nashville, Tennessee 37208	Same	Map 92-02-0 Parcel 350

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to BLANCHE DELORES WATSON, We, MAURICE WATSON, TERRANCE WATSON, ANGELA WATSON, CARLTON WATSON, TRACY RENEE WATSON and BRYAN WATSON, by these presents do hereby quitclaim and convey our remainder interest unto FRANK E. CLAYTON, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being the westerly 57 feet 9 inches of the southerly part of lot No. 38 on the Plan of the Boyd McNairy Property, as of record on the Front Fly Leaf of Book 16, Register's Office for said County, described as follows:

Beginning on the northerly margin of Meharry Boulevard, formerly Heffernan Street, at a point 57 feet 9 inches west of the southwest corner of lot No. 11 on the Plan of Bransford Realty Company's Subdivision of certain lots in E. T. Holman's Subdivision, as of record in Book 421, page 90, said Register's Office; thence with the northerly margin of Meharry Boulevard westwardly 57 feet 9 inches to the westerly line of lot No. 38; thence with said line northwardly 176 feet, more or less, to the southerly margin of a proposed alley; thence with said proposed alley eastwardly 57 feet 9 inches to a point 57 feet 9 inches west of the northwest corner of said lot No. 11; thence southwardly 176 feet, more or less, to the beginning.

Being the same property conveyed to MARSHALL D. URSERY by deed from FLEM B. OTEY, JR., AND WIFE, EDITH E. OTEY, as of record in Book 2017, Page 542, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BLANCHE DELORES WATSON as Life Tenant and to MAURICE WATSON, TERRANCE WATSON, ANGELA WATSON, CARLTON WATSON, TRACY RENEE WATSON and BRIAN WATSON as Remaindermen of record in Book 7120, Page 593, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2428 Meharry Boulevard, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ⊗.

Blanche Delores Watson
BLANCHE DELORES WATSON

Sworn to and subscribed before me this 22 day of July, 1991.

Virginia E Kennedy
NOTARY PUBLIC

My commission expires: 11-23-94

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

And now, I, the said FRANK E. CLAYTON, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BLANCHE DELORES WATSON, her heirs and assigns, the same interest hereinabove described and set forth, to which reference is hereby made, and said interest 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 _____ day of _____, 1991.

William Richard Maurice Watson Jr.
MAURICE WATSON

Terrance Christopher Watson
TERRANCE WATSON

Angela M. Watson
ANGELA WATSON

Carlton R Watson
CARLTON WATSON

Tracy Renee Watson
TRACY RENEE WATSON

Bryan Watson
BRYAN WATSON

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 MAURICE WATSON, the Assignors, 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 and official seal at Nashville, Tennessee, this 22 day of July, 1991.

Virginia E Kennedy
NOTARY PUBLIC

My commission expires: 11-23-94

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 TERRANCE WATSON, the Assignors, 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 and official seal at Nashville, Tennessee, this 22 day of July, 1991.

Virginia E. Kennedy
NOTARY PUBLIC

My commission expires: 11-23-94

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 ANGELA WATSON, the Assignors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of July, 1991.

Virginia E. Kennedy
NOTARY PUBLIC

My commission expires: 11-23-94

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 CARLTON WATSON, the Assignors, 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 and official seal at Nashville, Tennessee, this 22 day of July, 1991.

Virginia E. Kennedy
NOTARY PUBLIC

My commission expires: 11-23-94

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 TRACY RENEE WATSON, the Assignors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of July, 1991.

Virginia E. [illegible]
NOTARY PUBLIC

My commission expires: 11-23-94

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 Brian Watson, the Assignors, 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 and official seal at Nashville, Tennessee, this 24th day of July, 1991.

Sherie D. [illegible]
NOTARY PUBLIC

My commission expires: May 22, 1993

EXHIBIT A

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 8413 PAGE 866

BLANCE WATSON, et al.)
)
)
VS.) CASE NO. 90-771-II
)
)
BRIAN WATSON)

AGREED ORDER

This cause came on for consideration by the Honorable C. Allen High, Chancellor, upon the original Petition filed by the life tenant and adult remainderman, and upon the counterclaim for removal of disability of minority filed by the Respondent, by and through his guardian ad litem. Upon review and consideration of this matter the Court finds and ORDERS as follows:

All proper parties are before the Court and no objection has been raised to the partial removal of the disability of minority of the Respondent Brian Watson.

The parties are agreed that it is in the best interests of the minor child that he be permitted to convey his remainder interest in the property in which the family resides to his mother Blance Watson, who is the life tenant. The following specific findings are made:

The minor child is 17 years old. His date of birth is January 10, 1974.

The minor child holds a one-sixth (1/6) remainder interest in the property located at 2428 Meharry Boulevard, Nashville, Davidson County, Tennessee. This property is the family home. The Respondent's mother Blance Watson is the life tenant.

The residence property has suffered substantial water damage due to a roof leak which could not be detected until after the damage had occurred.

The damage to the home poses a danger to the safety and well being of the minor child and his family and substantially diminishes the value of the property.

The cost of repairs is significant, and it will be necessary for the family to borrow money to make the needed repairs. The life tenant and the other holders of remainder interests have attempted to find financing to be secured by the real property in its current state of ownership. The family has been unable to locate any source for financing that will accept the property for collateral with the current ownership arrangement.

The adult holders of remainder interests have agreed to convey their remainder interests to their mother who is the life tenant. In order to unify the ownership of the property in the mother, it will be necessary for the minor child to convey his one-sixth (1/6) remainder interest.

The minor child is agreeable to conveying his remainder interest, and such a conveyance in order to secure financing for needed repairs to the property is in the minor child's best interest.

Based upon the above agreed findings the Court DECREES that it is in the best interest of the minor child to grant partial removal of the disability of his minority so that he may convey his remainder interest. It is therefore ORDERED that the Court grants partial removal of the disability of the minority of the Respondent Brian Watson for the purpose of conveying his remainder interest in the property located at 2428 Meharry Boulevard, Nashville, Davidson County, Tennessee. This partial removal of the disability of minority is limited to the Respondent's conveyance of his one-sixth (1/6) remainder interest to his mother Blance Watson, who is the life tenant of said property. Said partial removal of disability is also limited to the simultaneous conveyance to the life tenant of the remainder interests of all five adult remaindermen.

The guardian ad litem, Kim L. Kirk, is awarded the following fees for her services as guardian ad litem for the minor child: $_____ to Kim L. Kirk individually, and $_____ to Woods & Venick, A Professional Law Association, with whom Ms. Kirk has returned to practice. Said fees are taxed as costs. The costs of this cause are assessed to the Petitioners.

ENTERED this 23 day of May, 1991.

C. ALLEN HIGH, CHANCELLOR

APPROVED FOR ENTRY:

WOODS & VENICK
A Professional Law Association

By Kim L. Kirk
Kim L. Kirk (#10013)
121 Seventeenth Avenue South
Nashville, Tennessee 37203
(615) 259-4366
Guardian ad litem for the minor Respondent

Frank Clayton by KLK by consent
FRANK CLAYTON (#12025)
311 White Bridge Road
Nashville, Tennessee 37209
Counsel for Petitioners

3 6 8 0 3
IDENTIFICATION REFERENCE
AUG 5 12 36 PM '91
FELIX Z. WILCOXETT REGISTER
DAVIDSON COUNTY, TN
0929 08/05 0101 01CASH 21.00