This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

Address New Owner(s) as follows: DOROTHY STEWART JAMES and ROSETTA STEWART JONES, 1613 Branch Street, Nashville TN 37216

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 105-03-0 113.00 15W 01930 BOOK 8427 PAGE 193

QUITCLAIM DEED

For the express purpose of making a re-conveyance as a muniment of title, we, DOROTHY STEWART JAMES and ROSETTA STEWART JONES, both unmarried persons, by these presents do hereby quitclaim and convey unto JOHN R. REYNOLDS, TRUSTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **EXHIBIT A** attached hereto.

This is improved property, known as 1110 Second Avenue, South, Nashville TN 37210.

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

And now, I, the said JOHN R. REYNOLDS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto DOROTHY STEWART JAMES and ROSETTA STEWART JONES, tenants in common, 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.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21st day of August 1991.

Dorothy Stewart James
DOROTHY STEWART JAMES

Rosetta Stewart Jones
ROSETTA STEWART JONES

J. R. R.
JOHN R. REYNOLDS, TRUSTEE

41438

Aug 23 3 22 PM '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 DOROTHY STEWART JAMES and ROSETTA STEWART JONES, 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 21st day of August 1991.

Notary Public

My commission expires 22 May 1993

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 JOHN R. REYNOLDS, TRUSTEE, 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 21st day of August 1991.

Notary Public

My commission expires 22 May 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 25,000.00.

Affiant

Subscribed and sworn to before me
this 21st day of August 1991.

Notary Public

My commission expires: 22 May 1993

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

[redacted]

XIV-17 JRR/aw

EXHIBIT A

Land in Davidson County, Tennessee, and being described as shown in an Installment Deed from Miss Jane Cockrill, a single person, to Bennie Ed Stewart and wife, Elizabeth Stewart, as shown of record in Book 1278, page 207, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING on the easterly margin of Second Avenue, South (formerly Market Street), 275 feet northerly from the northerly margin of Chestnut Street, the northwest corner of the J. H. Frith Lot; thence with the easterly margin of said Avenue northerely 32-1/2 feet to the southwest corner of the Gerth Lot; thence easterly with the southerly line of the Gerth Lot, 190 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 32-1/2 feet to the northeast corner of the said Frith Lot; thence with the northerly line of said Frith Lot, westerly 190 feet, more or less, to the beginning.

Being the same property conveyed to Bennie Ed Stewart and wife, Elizabeth Stewart, by Installment Deed from Miss Jane Cockrill, as shown of record in Book 1278, page 207, Register's Office for Davidson County, Tennessee.

The said Elizabeth Stewart died intestate in Davidson County, Tennessee, on 2 April 1965, at the age of 62 years.

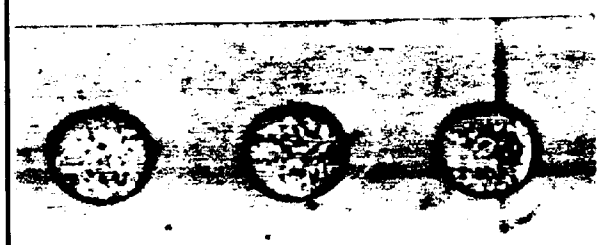
The said Bennie Ed Stewart died intestate in Davidson County, Tennessee, on 28 June 1991, at the age of 91 years.

The said Dorothy Stewart James and Rosetta Stewart Jones are the only heirs-at-law of Bennie Ed Stewart, deceased.

SEE AFFIDAVIT OF HEIRSHIP FILED AND RECORDED IMMEDIATELY PRECEDING THIS INSTRUMENT.

This is improved property known as 1110 Second Avenue, South, Nashville TN 37210.

6335 08/23 0101 03CHECK 102.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8427 PAGE 196

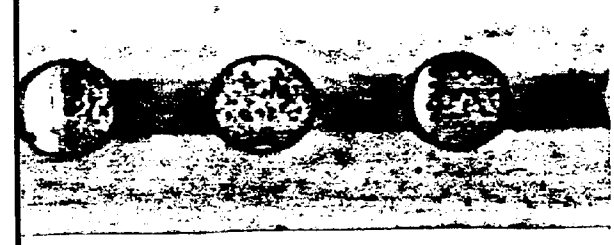
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

08/23/91 01 15:23 0001 6335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4143B

IDENTIFICATION REFERENCE

Aug 23 3 22 PM '91

No. 452837