BOOK 8438 PAGE 125

The actual consideration or value, whichever is greater, for this transfer is $ 0. (quitclaim)

This instrument prepared by:
CORNELIUS & COLLINS (BDM)
Suite 2900
Third National Financial Center
P.O. Box 2808
Nashville, TN 37219

Affiant

Pamela A. Phillips
NOTARY PUBLIC
My Commission Expires: 5/20/92

QUITCLAIM DEED

ADDRESS AND NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
John H. Wallace and Mary K. Wallace 135 Wentworth Nashville, TN 37215	Same	116-16B-

8830 09/09 0101 03CHECK 9.00

For and in consideration of love and affection and no monetary consideration, and for the express purpose of converting Grantor's tenancy by the entireties into a tenancy in common, we, John H. Wallace and wife Mary K. Wallace, by these presents do hereby quitclaim and convey unto Blakeley D. Matthews, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Iroquois of Nashville of record in Book 6900, Pages 61 and 62, said Register's Office. This is the same real property conveyed to the undersigned by Warranty Deed from Rochford Construction Company, of record in Book 8098, Page 70, R.O.D.C.
>
> The real property description contained herein has been derived from the grantors' prior deed, there being no survey or related work performed contemporaneously with the preparation of this quitclaim deed.

This is improved property known as 135 Wentworth, Nashville, Tennessee 37215.

The property conveyed herein is subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to any and all restrictions and easements of record.

IN WITNESS WHEREOF, we have here unto set our hands on this 4 day of September, 1991.

John H. Wallace

Mary K. Wallace

4.5 | 8 2.

IDENTIFICATION REFERENCE

SEP 9 10 33 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

And now, I, the said Blakeley D. Matthews, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John H. Wallace, his heirs and assigns, an undivided twenty-two percent (22%) interest as tenant-in-common and to Mary K. Wallace, her heirs and assigns, an undivided seventy-eight percent (78%) interest as tenant-in-common in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

The fractional interests of the said John H. Wallace and Mary K. Wallace, as tenants-in-common, are based on their previous contributions to the purchase of the property but such interests shall, from the date of this conveyance forward, be adjusted in order to reflect their respective further payments on the indebtedness for which the property is now or hereinafter may be pledged as security. At present, the said John H. Wallace and Mary K. Wallace are indebted to Bank Atlantic in the principal amount of $169,176.27 pursuant to a Deed of Trust found at Book 8098, Page 73, Register's Office for Davidson County, Tennessee, and they are indebted to the First American National Bank in the amount of $8,860.46, pursuant to an Open End Deed of Trust found at Book 8217, Page 540, said Register's Office. In the absence of any evidence to the contrary, it shall be presumed from this date forward that any reduction in the outstanding principal balance of the above-referenced indebtednesses was effected equally by the said John H. Wallace and Mary K. Wallace for purposes of determining their respective interests as tenants-in-common pursuant to this conveyance. Further, in the absence of any evidence to the contrary, it shall be presumed that any additional indebtedness for which the premises are hereafter pledged as security has been incurred equally by the said John H. Wallace and Mary K. Wallace.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee on this 4 day of September, 1991.

Blakeley D. Matthews,
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela A. Phillips, Notary Public, John H. Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1991.

NOTARY PUBLIC
My Commission Expires: 5/20/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela A. Phillips, Notary Public, Mary K. Wallace, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1991.

Pamela A Phillips
NOTARY PUBLIC
My Commission Expires: 5/20/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela A Phillips, Notary Public, Blakeley D. Matthews, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1991.

Pamela A Phillips
NOTARY PUBLIC
My Commission Expires: 5/20/92