Box 63

FROM BOOK 8518 PAGE 486

FROM Dean L. Ritchie AND D. Ronald Ingram

TO D. Ronald Ingram, Trustee TO Marie P. Ritchie

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie P. Ritchie (NAME)	First Federal Savings & Loan (NAME)	Map 52-9
140 Miami (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Parcel 164
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FB # 3D-52614

THIS INSTRUMENT WAS PREPARED BY

INGRAM & LOWE ATTORNEYS
405 Two Mile Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- D. Ronald Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1991.

Rebecca A. Wiggs
Notary Public

MY COMMISSION EXPIRES: 5-20-95

(AFFIX SEAL)

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 life estate in Dean L. Ritchie

We, I, Dean L. Ritchie

by these presents do hereby quitclaim and convey unto D. Ronald Ingram, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 41 on the Map showing J. H. Gothard's Subdivision of 9.08 acres, in Pennington's Bend, as of record in Book 547, page 79, in the said Register's Office, and more particularly described as follows:

BEGINNING at a point in a 20-foot roadway called Miami Avenue 200 feet east of the southeast corner of Lot No. 40 on said plan: thence north 60-3/4 degrees east 105 feet to a point 50 feet west of the U.S. Government property line; thence north 12 3/4 degrees west and parallel with said Government property line 180 feet; more or less to the low water mark of the Cumberland River; thence down said river at low water mark with the meanderings thereof 160 feet, more or less, to a point 225 feet east of the northeast corner of said Lot No. 40; thence southerly 170 feet, more or less, to the beginning.

Being the same property conveyed to Marie P. Ritchie and husband, Dean L. Ritchie by quitclaim deed recorded in Book 7281, Page 429, Register's Office, for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record including an easement for the flow of the Cumberland River.

This is { } unimproved { X } improved property, known as 140 Miami (House Number) (Street) Nashville, Tennessee 37214 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said D. Ronald Ingram, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Marie P. Ritchie subject to a life estate being retained by Dean L. Ritchie

her 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 27th day of December, 1991.

Dean L. Ritchie
Dean L. Ritchie

D Ronald Ingram
D. Ronald Ingram Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named, Dean L. Ritchie, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 1991.

Rebecca A. Wiggs
Notary Public.

My commission expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 1991.

Rebecca A. Wiggs
Notary Public.

My commission expires: 5-20-92

7.325.9 IDENTIFICATION Dec 31 9 34 AM '91

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