FROM: Lena Jones, Robert Fitzgerald, Jr. and Margaret Jenkins

TO: Patricia M. Hylton, Trustee

AND

FROM: Patricia M. Hylton, Trustee

TO: Lena Jones, Robert Fitzgerald, Jr. and Margaret Jenkins, as tenants in in common

QUITCLAIM DEED

This Instrument Prepared By*
David J. Tarpley, Attorney; 800 Stahlman Building, Nashville, TN 37201
*from information furnished by the parties

NEW OWNER (Name/Address):	SEND TAX BILLS TO (Name/Address):	MAP - PARCEL NO.
Lena Jones	same	118-5
921 E. Clayton Ave.	same	138
Nashville, Tennessee 37204		

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of creating record title in Lena Jones, Robert Fitzgerald, Jr., and Margaret Jenkins as tenants in common.

I/WE, Lena Jones, Robert Fitzgerald, Jr. and Margaret Jenkins by these presents do hereby quitclaim and convey unto Patricia M. Hylton, Trustee, her successors and assigns, all of ~~our~~ right, title and interest in and to the following described tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the west 80 feet of the east 116 feet of the North 160 feet of Lot No. 38 on the map of the Subdivision of a part of the Vaulx Land, not of record, and more particularly described as follows:

BEGINNING at a point in the south margin of East Clayton Avenue, formerly Midway Avenue, being 240 feet west of Craig Avenue; thence southerly parallel to the west margin of Craig Avenue, 160 feet to a point; thence westerly 80 feet to a point; thence northerly parallel to Craig Avenue 160 feet to the south margin of East Clayton Avenue; thence with the margin of the same easterly 80 feet to the point of beginning.

Being the same property conveyed to Lena J. Fitzgerald for life, with remainder to Robert Fitzgerald and John W. Johnson, by deed from Dan Braxton Coleman and wife, Barbara H. Coleman, of record in Book 4222, Page 882, Register's Office for Davidson County, Tennessee, being the same property subsequently vested in Lena Jones, Robert Fitzgerald, Jr. and Margaret Jenkins as the only surviving heirs of Robert Fitzgerald and John W. Johnson, as described in affidavit of heirship recorded simultaneously herewith in Book ____, Page ____, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 921 East Clayton Avenue, Nashville, TN (Address)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this 17 day of February, 1992

My Commission Expires: ~~March 26~~, 1994

(Affix Seal)

Lena Jones
Affiant

Notary Public

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

And now, I, the said Patricia M. Hylton, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Lena Jones, Robert Fitzgerald, Jr., and Margaret Jenkins as tenants in common, their heirs and assigns, all of my right, title and interest in and to 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 17 day of February, 1992.

Lena Jones

Robert Fitzgerald, Jr.

Margaret Jenkins

Patricia M. Hylton
Trustee

85800

IDENTIF. TREFERENCE

FEB 21 10 14 AM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3021 02/21 0101 03CHECK 6.00

Personally appeared before me, David T. Taylor, a Notary Public in and for said County and State the within named Lena Jones, Robert Fitzgerald, Jr. and Margaret Jenkins, the Bargainors, with whom I am personally acquainted, or who proved identity 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, Tn., this 17 day of February, 1992.

My Commission Expires March 25, 1994

My Commission Expires: March 25, 1994

David T. Taylor
Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State the within named _____, the Bargainor, with whom I am personally acquainted, or who proved identity 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 _____, this _____ day of _____, 19___.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David T. Taylor, a Notary Public in and for said County and State the within named Patricia M. Hylton, Trustee, the Bargainor, with whom I am personally acquainted, or who proved identity 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 17 day of February, 1992.

My Commission Expires March 25, 1994

My Commission Expires: March 25, 1994

David T. Taylor
Notary Public