THIS INSTRUMENT PREPARED BY:
VAN P. EAST, III
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TN 37203

| Address New Owners as Follows: | Person Responsible for Payment of Taxes: | Map-Parcel Nos.: |
|---|---|---|
| Harold L. Jenkins, et ux.<br>19 Inverary<br>Nashville, TN 37215 | New Owners | 130-12-0-A-38CO |

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but in accordance with that certain Land Trust Agreement dated September 5, 1989, and that certain Termination of Land Trust Agreement of even date herewith, JOHN M. BAIRD, TRUSTEE (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto HAROLD L. JENKINS and wife, DOLORES V. JENKINS (hereinafter collectively referred to as the "Grantees"), their heirs and assigns forever, all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 19 Inverary, Nashville, Tennessee 37215.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to (i) 1992 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by the Grantees; (ii) easements reserved by Northumberland Development Company by instrument of record in Book 6628, page 547, Register's Office for Davidson County, Tennessee; (iii) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations of title set forth in restrictions recorded in Book 6377, pages 18 through 41, re-recorded in Book 6545, page 799, and in any allied instruments referred to in said restrictions; and (iv) all matters shown on the plat of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, page 194, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this the 6th day of March, 1992.

"GRANTOR"

JOHN M. BAIRD, TRUSTEE

90832

IDENTIFICATION REFERENCE

MAR 9 1 35 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hilda V. Landrum, a Notary Public for the State and County aforesaid, John M. Baird, Trustee, 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 6th day of March, 1992.

Hilda V. Landrum
Notary Public

My Commission Expires:
11-21-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $0.00.

John M. Baird
AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of March, 1992.

Hilda V. Landrum
Notary Public

My Commission Expires:
11-21-92

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Lot No. 38 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, said Register's Office.

Being the same property conveyed to John M. Baird, Trustee, by a general warranty deed from Patricia I. Hart, Trustee, as of record in Book 8105, Page 23, said Register's Office.

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