Box 58

QUITCLAIM DEED

BOOK 8631 PAGE 472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony M. Iannacio	First American National Bank	Map 116-11
(NAME)	(NAME)	
406 Westview Avenue	P.O. Box 241954	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nasvhille, TN 37205	Memphis, TN 38124-1954	BM 02780
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Anthony M. Iannacio and wife, Pamela S. Iannacio to create tentants by the entirety

We, Anthony M. Iannacio and Pamela S. Hassenfeld

by these presents do hereby quitclaim and convey unto their interest Marshall L. Hix

_____, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being Lot No. 55 on the Plat of Royal Oaks Land Company's Subdivision of Baker Tract as of record in Plat Book 421, pages 102 and 103, Register's Office for said County, and one-half of that part of Roayl Oaks Drive closed by Belle Meade City Ordinance 80-5 as of record in Book 7636, page 56, said Register's Office, and described according to a survey made by John Kohl and Company (file No. 35325) dated August 17, 1988 as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue at the common front corner of Lots 55 and 56; thence, with the line between said two lots N 80 deg. 08' 08" E, 283.03 feet to an iron pin in the westerly margin of said Royal Oaks Drive (closed) and the common rear corner of said two lots; thence N 32 deg. 02' 08" E, 30.89 feet to the center line of said Royal Oaks Drive (closed); thence, with the center line of said Royal Oaks Drive (closed) N 43 deg. 40' 00" W, 626.60 feet to a point in the easterly margin of Westview Avenue; thence, with the easterly margin of said Westview Avenue, the following three calls, S 15 deg. 05' 51" E, 62.59 feet to a point, S 15 deg. 05' 51" E, 410.5 feet to a point in the beginning of a curve with a radius of 546.16', and around said curve 72.63' to the point of beginning.

*See reverse for Deed Reference

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20.00 0101 03CHECK 6.00

Subscribed and sworn to before me, this the 15th day of May, 19 92

Affiant

My commission expires 3/23/96 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 406 Westview Avenue, Nashville, TN 37205
(House Number) (Street) 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 Marshall L. Hix, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* their interest Anthony M. Iannacio and wife, Pamela S. Iannacio

_____ *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* 15th *day of* May, *19* 92

THIS INSTRUMENT WAS PREPARED BY:

COMBOS & HIX, P.C.
315 Deaderick St., Su. 1100
Nashville, TN 37238

Anthony M. Iannacio

Pamela S. Hassenfeld

Marshall L. Hix, *Trustee.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marshall L. Hix, a Notary Public in and for said County and State, the within named, Anthony M. Iannacio and Pamela S. Hassenfeld the Bargainor(s) 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 15 day of May, 19 92

Marshall L. Hix
Notary Public

My commission expires: March 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B Waddell, a Notary Public in and for said County and State, the within named, Marshall L. Hix, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 15 day of May, 19 92

Ann B Waddell
Notary Public

My commission expires: 3/23/96

*Being the same property conveyed to Anthony M. Iannacio and Pamela S. Hassenfeld, tenants in common with rights of survivorship, by deed from Clarence J. Gideon, Jr. and wife, Cecile P. Gideon of record in Book 8553, page 260, Register's Office for Davidson County, Tennessee.

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

IDENTIF. REFERENCE

MAY 21 2 24 PM '92

DAVIDSON COUNTY TN.

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