Furnished by Commonwealth Title Agency, Inc., Nashville, Tenn.

FROM

FROM Johnny T. Spears (and wife Verna M. Spears deceased) AND William J. Marett, Jr., Trustee

TO William J. Marett, Jr., Trustee TO Johnny T. Spears and wife Beatrice L. Spears

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny T. Spears & Wife (NAME)	Johnny T. Spears & Wife (NAME)	41-4
4048 Matilda Drive (STREET ADDRESS OR ROUTE NUMBER)	4048 Matilda Drive (STREET ADDRESS)	14
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

William J. Marett, Jr.
BRYAN & MARETT
211 Third Avenue North
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- John T. Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES: 5-26-96

(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 joint tenancy by the entirety with right of surviorship

I, Johnny T. Spears (Verna M. Spears, deceased October 12, 1986)

by these presents do hereby quitclaim and convey unto William J. Marett, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 14 on the Plan of Dalemere Subdivision, Section One, as of record in Book 2900, page 35, Register's Office for said County.
Said lot No. 14 fronts 101.57 feet on the westerly side of Matilda Street and extends back 327.38 feet on the northerly line and 354.15 feet on the southerly line to a dead line, measuring 140 feet thereon.
Being part of the real property conveyed to W.F. Carr and wife, Dorothy G. Carr, by deed from Oliver H. Dale and wife, dated December 15, 1959, filed December 16, 1959, and recorded in book 2997, page 191, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the westerly line of promises anchor easement at the southeast corner of premises, 50-foot building setback line from Matilda Street, and conditions of owners certificate, as shown on plan of record in book 2900, page 35, said Register's Office, and restrictive convenants of record in book 2960, page 222, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 4048 Matilda Drive (House Number) (Street) Nashville, TN 37207 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 William J. Marett, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Johnny T. Spears and wife Beatrice L. Spears as joint tenants by the entirety with right of surviorship.

Their 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 21st day of July, 1992

Johnny T. Spears

William J. Marett, Jr. Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WILLIAM J. MARETT, JR, a Notary Public in and for said County and State, the within named, JOHNNY T. SPEARS, 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 21st day of July, 1992

Notary Public.

My commission expires: 9-16-95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, FAYE G. JONES, a Notary Public in and for said County and State, the within named WILLIAM J. MARETT, JR, 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 21st day of July, 1992

Faye G. Jones
Notary Public.

My commission expires: July 23, 1994

29092

IDENTIF. TREFERENCE

JUL 21 9 55 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, DATA OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED