This Instrument Prepared By:
BLACKARD, PITTS & MURPHY
155 Franklin Road, Suite 144
Brentwood, Tennessee 37027

FROM: Juanita V. Powers

TO: Juanita V. Powers and Ronald Gilbert Powers

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
58 Jay Street Nashville, TN 37211	Same	119-06-0-164.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Juanita V. Powers
Affiant

Subscribed and sworn to before me this 28th day of Oct, 1993.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Ronald Gilbert Powers and other consideration, the receipt of all of which is hereby acknowledged, Juanita V. Powers, a resident of Nashville, Davidson County, Tennessee ("Grantor"), declaring that she is unmarried and the surviving widow of husband, Horace G. Powers, who died on July 18, 1982, that they were husband and wife at the time they acquired title to the following described real estate and that they continuously remained husband and wife until the death of said Horace G. Powers, does hereby quitclaim, transfer and convey to Juanita V. Powers and Ronald Gilbert Powers as joint tenants, with right of survivorship and to their survivors, and to their successors and assigns of such survivors, all her interest in and to that certain property in Davidson County, State of Tennessee, more particularly described as follows to wit:

Being Lot No. 95 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County.

Said Lot No. 95 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being part of the property conveyed to Horace G. Powers and wife, Juanita V. Powers, by Warranty Deed from Kenwood Homes, Inc., a Tennessee corporation, of record in Book 1782, Page 521, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1728, Page 541, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on the date set forth below her signature hereto.

Juanita V. Powers
JUANITA V. POWERS

Date: 10-28-93

93 OCT 28 PM 12:47
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

78988
IDENTIF. ↑ REFERENCE being recorded to correct name error.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUANITA V. POWERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in First American National Bank, on this the 27th day of Oct, 1993.

(seal)

Notary Public

My Commission Expires: 1994

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