THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: John S. Frazer and wife, Carol E. Frazer ("GRANTORS")

TO: John S. Frazer and Carol E. Frazer, Co-trustees ("GRANTEE") of the John and Carol Frazer Revocable Living Trust

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
John S. Frazer Carol E. Frazer 208 Montchanin Road Old Hickory, TN 37138	SAME	64-2-33 4D 27308

QUITCLAIM DEED

WHEREAS, John and Carol Frazer (the "Grantors") entered into a Trust Agreement with John S. Frazer and wife, Carol E. Frazer, in their capacity as Trustees for the Trust (the "Grantor") for the purpose of holding title to a certain personal residence located at 208 Montchanin Road, Old Hickory, Tennessee 37138;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John S. Frazer and wife, Carol E. Frazer, the Grantors, have bargained and sold, and by these presents do hereby quitclaim and convey unto the John S. Frazer, Trustee, and Carol E. Frazer, Trustee, of a certain revocable trust executed contemporaniously with this deed, the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section Nine, Brandywine Farms, of record in book 4460, page 40, Register's Office for said County, to which plan reference is hereby made for a more detailed description.

SAID Lot No. 195 fronts 135.0 feet on the southerly margin of Montchanin Drive and extends back 335.0 feet between parallel lines to a deal line in the rear.

BEING the same property conveyed to Melvin Eugene Hacker and wife, Shirley Maxine Hacker by deed from Adam DeBerry and wife, Margie DeBerry of record in Book 8132, page 709, said Register's Office. The said Shirley Maxine Hacker having since died and an Affidavit of Inheritance of Real Estate was recorded of record in Book 8132, Page 709, said Register's Office.

BEING the same property conveyed to John S. Frazer and spouse, Carol E. Frazer by Warranty Deed from Melvin Eugene Hacker and spouse, Charo C. Hacker of record in Book 9172, Page 102, said Register's Office.

This is improved property known as 208 Montchanin Road, Old Hickory, Tennessee 37138.

This conveyance is made subject to:

1. 1994 taxes which have been assumed by Grantee.

2. All matters appearing on the Plan of record in Book 4460, page 40, Register's Office for Davidson County, Tennessee

3. Deed of trust of record.

AND NOW, the undersigned, do hereby quitclaim and convey unto Grantee all of their interest in the property hereinavove described and to which reverence is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrtanc es as may affect the premises.

WITNESS my hand this 1st day of March, 1994.

GRANTORS:

John S. Frazer

Carol E. Frazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John A. Beam III, a Notary Public of said State and County, John S. Frazer, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 1994.

NOTARY PUBLIC

JOHN A. BEAM III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John A. Beam III, a Notary Public of said State and County, Carol E. Frazer, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 1994.

NOTARY PUBLIC

JOHN A. BEAM III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-22-97

24036
IDENTIF. ↑ REFERENCE

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REGISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 1994.

NOTARY PUBLIC

JOHN A. BEAM III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-22-97

03CHECK 8.00