THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
The Poppy P. Buchanan Living Tr. dtd 6/5/92 & Ronald D. Dorris et al	Same	Map 104-11
1557 Harding Place		Parcel 182
Nashville, TN 37215		24W-6800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, RICHARD D. BUCHANAN and wife POPPY P. BUCHANAN, by these presents do hereby quitclaim and convey unto THE POPPY P. BUCHANAN LIVING TRUST DATED JUNE 5, 1992, its successors and assigns, all our right, title and interest, being two-thirds of a one-half, undivided interest, in and to the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 12, the easterly 18 feet of Lot No. 13 and the easterly 68 feet of Lots Nos. 16 and 17 on the map of W.W. Dillon's Resubdivision of Lots Nos. 12 to 17 inclusive in Jones and Calhoun's Subdivision of record in Book 421, page 12, Register's Office for said County.

SAID Lot No. 12 and the easterly portion of Lot No. 13 adjoin and front together 68 feet on the southerly margin of Fairfax Avenue, formerly Edgar Jones Avenue, and together with the easterly portion of Lots Nos. 16 and 17, extend back between parallel lines, with the westerly margin of a 20 foot alley, 271 feet, more or less, to a 15 foot alley known as City Alley No. 804, now closed by Bill No. 43-46 of the Nashville City Council.

BEING the same property conveyed to Richard D. Buchanan and wife Poppy P. Buchanan and Ronald D. Dorris and wife Barbara B. Dorris, by deed from Jack Wyndham Seawell and wife Claire M. Seawell of record at Book 6057, page 579, Register's Office for Davidson County, Tennessee and also being the same property in which one-third of the Buchanan's one-half undivided interest was conveyed to Robert H. Alford and wife Marceleen Alford, by quitclaim deed of record at Book 6062, page 811, said Register's Office.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 2137 Fairfax Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, we have hereunto set my hand on this the 16th day of March, 1994.

RICHARD D. BUCHANAN

POPPY P. BUCHANAN

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me

This 16th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 5/23/94

94 MAR 22 PM 3:11

PELLA A. HASSELL REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

30475

IDENTIF. & REFERENCE

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Nelda R. Shields, a Notary Public in and for said County and State, RICHARD D. BUCHANAN and POPPY P. BUCHANAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 16th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 5/23/94

4734 03/22 0101 03CHECK

8.00

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