This Instrument Prepared By:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

FROM:

Mark L. Johnston, Executor
Lorraine B. Johnston Estate

FROM:

W. Wayne LeRoy, Trustee

AND

TO:

W. Wayne LeRoy, Trustee

TO:

Charles L. Johnston II and
Mark L. Johnston,

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Charles L. Johnston II Mark L. Johnston 9222 Mountain Shadows Dr. Chattanooga, TN 37421	Mark L. Johnston 9222 Mountain Shadows Dr. Chattanooga, TN 37421	M - 96-1 PARCEL 120

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Mark L. Johnston
Affiant

SWORN TO AND SUBSCRIBED before me this the 25 day of March 1994.

Julia P. Dodd
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/24/97

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF the desire of LORRAINE B. JOHNSTON, as evidenced in her Last Will and Testament, Probate Court for Davidson County, Tennessee, Probate No.: 93P-873, and no monetary consideration,

I, MARK L. JOHNSTON, Executor of the Estate of LORRAINE B. JOHNSTON, by these presents do hereby Quitclaim and convey unto W. Wayne LeRoy, Trustee, his successors and assigns, the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Land in the 3rd Civil District of said County, being part of Lot No. 76 in Bransford Realty Company's Subdivision of the south part of the Sam P. Sweeney Farm, called "Bluefields", as of record in Book 843, page 34, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Spring Valley Road 100 feet west of the southeast corner of said lot,

as measured along the north boundary line of said road; thence, in a northerly direction in a straight line 236 feet, more or less, to a point in the rear boundary line of said Lot No. 76, which point is 90 feet west of the northeast corner of said lot as measured along the rear boundary line of same; thence, in a westerly direction along said rear boundary line 90 feet; thence, southerly and in a straight line 237 feet, more or less, to a point in the north boundary line of said Spring Valley Road, which point is 60 feet east of the southwest corner of said lot as measured along the north boundary line of said Spring Valley Road; thence, easterly along said north boundary line of said road, 100 feet to the point of beginning.

BEING the same property as conveyed to Charles L. Johnston and wife, Lorraine B. Johnston, by deed from J.E. Booth and wife, Edith Geumann Booth, of record in Book 2303, page 397, Register's Office for Davidson County, Tennessee. Charles L. Johnston having predeased his wife, on August 1, 1966; and Lorraine B. Johnston having since died.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 737, page 258 and restrictive covenants contained in deed of record in Book 1118, page 606, said Register's Office; to such other limitations, restrictions, and encumbrances as may affect the premises; and to taxes for the year 1994, a lien but not yet due and payable.

This is improved property known as: 161 Spring Valley Road, Nashville, Davidson County, Tennessee.

AND, NOW, I, the said W. Wayne LeRoy, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby Quitclaim and convey the same property hereinabove described and set forth, to which reference is hereby made, to CHARLES L. JOHNSTON II and MARK L. JOHNSTON, each a one-half undivided interest as joint tenants in common. 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 25th day of March 1994.

Mark L. Johnston
MARK L. JOHNSTON, Executor of
LORRAINE B. JOHNSTON Estate

W. Wayne LeRoy, Trustee
W. WAYNE LEROY, Trustee

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 MARK L. JOHNSTON, Executor of LORRAINE B. JOHNSTON Estate, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 25 day of March 1994.

Julia P. Dodd
Notary Public

My Commission Expires: 5/24/97

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 W. WAYNE LEROY, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15th day of March 1994.

Annie Smith
Notary Public



My Commission Expires: 1-25-97

31798
IDENTIF. # REFERENCE

94 MAR 25 PM 2:41
REGISTER
DAVIDSON COUNTY, TN.

5169 03/25 0101 03CHECK 12.00

C:\HMB\REAL\JOHNSTON.QD\