This Instrument Prepared From Information and
Documents Provided By The Parties, By:
DAVID R. KENNEDY, ATTORNEY
4207 Lebanon Rd., Suite 200
Hermitage, Tennessee 37076 BOOK 9370 PAGE 237

FROM: THE WILL BENEFICIARIES OF JAMES S. MCCLELLAN, Deceased, namely: LINDA G. QUINN, Individually and as Executrix, JULIA S. MCCLELLAN, MARGARET S. COLLINS (a/k/a Margaret Suzanne Collins), and JAMES P. MCCLELLAN

TO: DAVID R. KENNEDY, Trustee

AND

FROM: DAVID R. KENNEDY, Trustee

TO: LINDA G. QUINN, JULIA S. MCCLELLAN, MARGARET S. COLLINS and JAMES P. MCCLELLAN

ADDRESS NEW OWNER:
Margaret S. Collins, et al
c/o 223 Bonnabrook Drive
Hermitage, TN 37076

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
Map: 74-16
Parcel: 64
F/B: 4D-32486

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a tenancy in common with right of survivorship to the Grantees, hereinafter named, we, Linda G. Quinn, Julia S. McClellan, Margaret S. Collins (a/k/a Margaret Suzanne Collins), and James P. McClellan, the Grantors, have bargained and sold and by these presents do quitclaim and convey unto David R. Kennedy, Trustee, his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 421 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 421 fronts 78.71 feet on the southerly side of Bonnabrook Drive and extends back 135 feet on the easterly line and 137.5 feet on the westerly line to a dead line, measuring 78.8 feet thereon.

Being the same property conveyed to James S. McClellan and wife, Bettie Sue B. McClellan, by Warranty Deed dated December 19, 1962, from Gregory Homes, Inc., a Tennessee Corporation, of record in Book 3499, Page 347, Register's Office for Davidson County, Tennessee. The said Bettie Sue B. McClellan became deceased on November 14, 1984, and the said James S. McClellan subsequently became deceased on May 24, 1992, he having devised said real property to his four children set forth herein, pursuant to his Last Will and Testament (see Davidson County Probate Court No. 99421).

This is improved property known as 223 Bonnabrook Drive, Hermitage, TN, 37076.

And now I, the said David R. Kennedy, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto Linda G. Quinn, Julia S. McClellan, Margaret S. Collins, and James P. McClellan, all of my right, title and interest in and to 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, defects if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25th day of May, 1994.

Linda G. Quinn
LINDA G. QUINN, Individually and as Executrix of the Estate of James S. McClellan, Deceased

Julia S. McClellan
JULIA S. MCCLELLAN

Margaret S. Collins
MARGARET S. COLLINS

James P. McClellan
JAMES P. MCCLELLAN

David R. Kennedy Trustee
DAVID R. KENNEDY, Trustee

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda G. Quinn, Julia S. McClellan, Margaret S. Collins, and James P. McClellan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 25 day of May, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 21, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David R. Kennedy, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 25th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 4/22/95

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 21, 1998

58191

IDENTIFICATION REFERENCE

94 JUN -6 PM 4:15

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3015 06/06 0101 03CHECK 12.00