94 JUL 13 AM 8:40
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 70386

Prepared from information provided by the Grantor:

ADDRESS NEW OWNER: Luis E. Morales
253 Bart Drive
Antioch, TN 37013

SEND TAX BILLS TO: Temple-Inland Mortgage Corporation
ATTN: Tax Dept.
301 Congress Avenue, P.O. Box 40
Austin, Texas 78767

MAP-PARCEL NOS. 162-03-0-104.00

When Recorded, Mail To: Cindy S. Smith, Attorney at Law
2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson Cty.Box 27-B)

6221 07/13 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration I, **Frank Drinkwine** (herein "Grantor"), , by these presents do hereby quitclaim and convey unto **Luis E. Morales**, (herein "Grantee"), married, his successors, heirs and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being Lot No. 47 on the Plan of Colewood Hills Subdivision, Section 1, of record in Book 4300, Page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 47 fronts 75 feet on the southerly margin of Bart Drive and runs back 164.88 feet on the easterly sideline and 146.64 feet on the westerly sideline, and measures 30.06 feet to a steel pin; thence 58.27 feet across the rear lot line.

BEING the same property conveyed to Joseph Henry Jones, Sr. and wife, Eleanor L. Jones by deed from Zack R. Cheek and wife, Evelyn T. Cheek of record in Book 4665, Page 157, Register's Office, Davidson County, Tennessee. The said Joseph Henry Jones, Sr. predeceased his wife leaving Eleanor L. Jones as the surviving tenant by the entirety. The said Eleanor L. Jones died testate on October 29, 1993. However, prior to her death on October 29, 1993, the said Eleanor L. Jones conveyed her interest in said property to her daughter, Sharon M. Wilson, by quitclaim deed dated October 14, 1993, and appearing of record in Book 9259, Page 917, said Register's Office. On February 25, 1994, the said Sharon M. Wilson conveyed her interest in said property to Luis E. Morales, married, by virtue of a warranty deed appearing of record in Book 9259, Page 918, said Register's Office.

The purpose of this quitclaim deed is to perfect title in the grantee since the said Eleanor L. Jones died so soon after conveying the above property to her daughter, Sharon M. Wilson, and since the quitclaim deed to her daughter appearing of record in Book 9259, Page 917, attempted to create a tenancy in common. The said Eleanor L. Jones left as her surviving heirs-at-law her sons, Robert L. Drinkwine, Frank L. Drinkwine, and Joseph H. Jones, Jr., and her daughters, Sharon M. Wilson and Carol L. Matherley, and her step-son, Harry A. Jones. A quitclaim deed from each of the heirs-at-law to the grantee herein is being recorded simultaneously herewith.

This is IMPROVED property with a street address of **253 Bart Drive, Antioch, TN 37013**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $ZERO.

Frank Drinkwine
Affiant

Subscribed and sworn to before me this 27th day of ~~April~~ May, 1994.

Lisa A. Jones
Notary Public
My Commission Expires: 10-14-96

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **25th** day of **February, 1994.**

Frank Drinkwine
Frank Drinkwine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Frank Drinkwine**, with whom I am personally acquainted, or who 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, this 27th day of ~~April~~ May, 1994.

Lisa A. Jones
Notary Public
My Commission Expires: 10-14-96

lt/frank.ltr