THIS INSTRUMENT PREPARED BY:

BOOK 9552 PG 924

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Bruce Robert Denson, II 1314 Joseph Avenue Nashville, Tennessee 37207	Same	Map No. 71-15 Parcel No. 111

QUITCLAIM DEED

For a consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES SCOUTTEN, TRUSTEE, hereinafter called the Grantor, does hereby remise, release and forever quitclaim unto BRUCE ROBERT DENSON, II, hereinafter called Grantee, his heirs and assigns, all of his rights, title and interest in a certain tract of land bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of H. W. Chenowith's Wildwood Addition, of record in Book 161, page 153, Register's Office for said County.
>
> Said Lot No. 8 fronts 45 feet on the westerly side of Joseph Avenue and runs back between lines 150 feet to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Cora G. Denson by deed from J. O. Covington and wife, Wilma Covington, of record in Book 5010, page 641, Register's Office for Davidson County, Tennessee. The said Cora G. Denson died, unmarried and intestate, on February 25, 1989. During her lifetime the said Cora G. Denson was married to Leo Denson and from that marriage two sons were born, Jesse L. Denson and Bruce Robert Denson. The said Jessee L. Denson died unamrried, intestate and without issue on September 11, 1988. The said Bruce Robert Denson died unmarried and intestate on December 20, 1976, survived by two sons, Timothy Dell Denson and Bruce Robert Denson, II. The foregoing is set out in the Affidavit of Heirship, of record in Book 7941, page 784, said Register's Office. The said Timothy Dell Denson conveyed his interest in the property to James Scoutten, Trustee by deed of record in Book 9343, page 683, said Register's Office.

This is improved property known as 1314 Joseph Avenue, Nashville, Tennessee 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the property, and to any set of circumstances that would be revealed by an accurate survey.

James Scoutten, Trustee hereby warrants that he has the full and unrestricted power to convey the interest in the subject property without the permission or joining of any beneficiary under the trust agreement.

WITNESS my hand this 21st day of December, 1994.

James Scoutten, Trustee

James Scoutten, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 1994.

Notary Public

My Commission Expires: 11-23-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Scoutten, the within named 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 this 21st day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 11-23-97

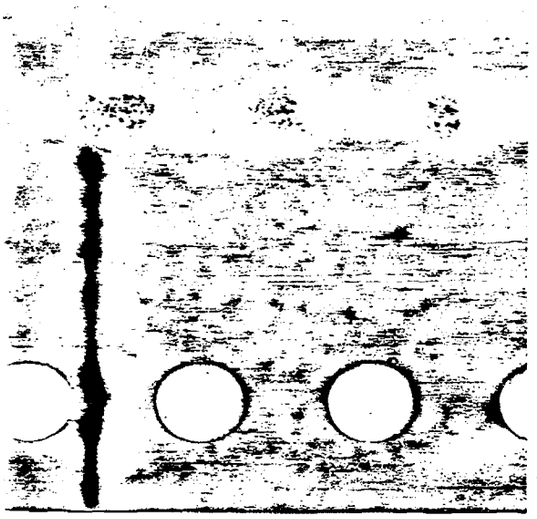
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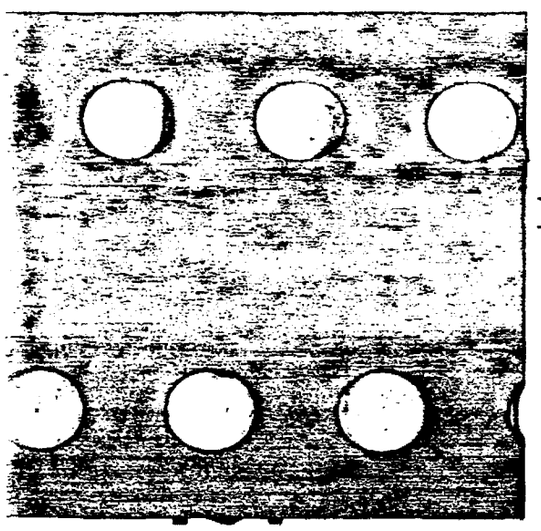
REGISTER
DAVIDSON COUNTY, TN.

19423

IDENTIF. & REFERENCE

5510 12/22 0101 03CHECK 21.95





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9552 PG 926

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3500.00
CON TX 12.95
PRFEE 1.00
WDEED 8.00
TOTAL 21.95
CHECK 21.95

12/22/94 01 08:51 0001 5510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19423
IDENTIF. & REFERENCE

94 DEC 22 AM 8:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 865432