THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER AS:

Mark Driver and
Niva Thompson
3698 Highway 49 East
Charlotte, TN 37036

SEND TAX BILLS TO:
Same

MAP: 82-13
PARCEL: 30

40655
IDENTIF. & REFERENCE

95 MAR -9 AM 10:26
REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection that I have for my children, Mark Driver and Niva Thompson, (and no monetary consideration), I, **KELLEY DRIVER**, by these presents do hereby quitclaim and convey unto **JAMES W. STINNETT, JR., Trustee**, his successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING part of Lot No. 183 in McNairy's Mansion House Tract, described as follows: BEGINNING on the southerly side of Haslam Street about 208 feet westerly from the westerly margin of Ninth Avenue North, formerly McLemore Street, being John W. Coffer's northwest corner; thence, with his westerly line, southerly 129 feet to the northerly margin of an alley; thence, with said alley, westerly 25 feet; thence northerly parallel with the first line 129 feet to the southerly margin of Haslam Street; thence, with the southerly margin of said Street, easterly 25 feet to the beginning.

BEING a part of the same property conveyed to J. R. Blacksmith and wife, Olivia Blacksmith, by deed from Elmer Askins, of record in Book 1577, Page 215, Register's Office for Davidson County, Tennessee. The said J. R. Blacksmith predeceased Olivia Blacksmith, and she acquired the entire fee as surviving tenant by the entirety. Olivia Blacksmith died testate, a copy of her Will being of record in Will Book 131, Page 300, Probate Clerk's Office for Davidson County, Tennessee. Under said Will, the above described property was devised to the undersigned, Kelley Driver, a one-third interest, B. H. Driver, a one-third interest, and Mabel Nichol, a one-third interest; provided, however, that if any of the three predeceased the Testatrix, the share, or shares, which would have gone to the one, or ones, so predeceasing the Testatrix shall go to the survivor or survivors of the three. B. H. Driver predeceased the Testatrix, therefore the undersigned, Kelley Driver, and Mabel Nichol each receiving a one-half undivided interest in said property.

This is not the principal place of residence of either of the parties.

Deed information provided by the parties.

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

AND NOW I, the said **JAMES W. STINNETT, JR., Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MARK DRIVER, a one-fourth (1/4) interest, and NIVA THOMPSON, a one-fourth (1/4) interest**, their heirs and assigns, 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, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 8th day of March, 1995.

KELLEY DRIVER

JAMES W. STINNETT, JR., Trustee

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLEY DRIVER**, 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 Ashland City, Tennessee, this 8th day of March, 1995.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. STINNETT, JR.**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 8th day of March, 1995.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $0.

Mark Driver
Affiant

Subscribed and sworn to before me this the 8th day of March, 1995.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

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12.00