9630 980

Prepared by:
James David Leckrone
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-0030

Box 21-B

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX NOTICE TO:	MAP & PARCEL NO.:
Newton G. Welch, Jr. 805 Fonnic Drive Nashville, Tn 37201	Newton G. Welch, Jr. 805 Fonnic Drive Nashville, TN 37201	Map-4207-0 Parcel-86

Pauline E. Welch died on March 18, 1993, leaving a Will dated November 9, 1979, a First Codicil to the Last Will & Testament and a Second Codicil to the Last Will & Testament dated July 24, 1986. The Will and its Codicils were admitted to probate on April 6, 1993., in the Probate Court, Davidson County, Tennessee, Docket Number 93P-484. The Will named Third National Bank of Nashville as Personal Representative. Third National Bank of Nashville declined to serve as Personal Representative. The Davidson County Probate Court appointed Newton G. Welch, Jr. and Lois Welch McGowan as Co-Personal Representatives. The Personal Representatives are duly qualified. All debts of the decedent have been paid. In accordance with the provisions of the Will, Newton G. Welch, Jr. and Lois Welch McGowan hereby quitclaims to Newton G. Welch, Jr. all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 40 on the Map of Haven Acres, Sec. 1, as of record in Book 2331, page 89, Register's Office for said County, and described as follows:
>
> BEGINNING on the west margin of Ronnie Road at the common corners of lots 39 and 40, thence north 131 feet to a monument, thence around a curve northwesterly 39.27 feet to a monument on the south margin of Williams Avenue, thence with the margin of said Avenue west 235.19 feet to the corner of Lots 33 and 40, thence south along the line between said lots 151.81 feet to the corner of Lots 39 and 40, thence east along the line between Lots 260.16 feet to the point of beginning.
>
> BEING the same property conveyed to Newton G. Welch and wife, Pauline E. Welch, by Warranty Deed from Castleman Construction Company of record in Book 2593, Page 525, said Register's Office.

The legal description stated above has been taken from the prior deed conveying this property to Grantor. The draftsman assumes no liability as to the accuracy thereof.

This transfer is by Quitclaim and the Personal Representative makes no warranties about the title.

Witness our hands at Nashville, Tennessee this 27th day of February, 1995.

ESTATE OF PAULINE E. WELCH

By: Newton G. Welch, Jr.
Newton G. Welch, Jr.,
Co-Personal Representative

By: Lois Welch McGowan
Lois Welch McGowan,
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Newton G. Welch, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be a Co-Personal Representative of the Estate of Pauline E. Welch, and that he as such Co-Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1995.

Notary Public
My commission expires: 1/24/97

46599
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Lois Welch McGowan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her several oaths acknowledged herself to be a Co-Personal Representative of the Estate of Pauline E. Welch, and that she as such Co-Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of ~~February~~ March, 1995.

Notary Public
My commission expires: 1/28/98

8.00