THIS INSTRUMENT PREPARED BY:
David B. Herbert, Reg. #3482
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

File Box 36

BOOK 9663 PG 396

QUITCLAIM DEED

Name and Address of New Owner:
Albert W. Johnson, II, Trustee of the Johnson Qualified Residence Trust

Send Tax Bills To:
Albert W. Johnson, II or Regions Bank
P. O. Box 305171
616 Marriott Drive
Nashville, TN 37230-5171

Street Address of Subject Property:	**Map-Parcel No:**
128 Clarendon Avenue **Nashville, TN 37205**	**116-10-5**

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Albert W. Johnson, Sr., and wife, Margaret H. Johnson** **("Grantor(s)")**, by these presents, quitclaims, grants and conveys unto **Albert W. Johnson, II, as Trustee of the Johnson Qualified Residence Trust** **("Grantee(s)")**, his heirs, successors and assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Lot No. 1 on the Map fo Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Book 547, Page 191 and 192, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Avenue, at the corner of Lots Nos. 1 and 2 on this plan; thence easterly with said Avenue 50 feet to an iron pin on the beginning of a curve at the intersection of Evelyn Avenue, and Clarendon Avenue; thence southeasterly with this curve 81.8 feet to another iron pin in the westerly margin of Clarendon Avenue; thence southerly with this Avenue 171 feet to an iron pin at the northerly line of Lot No. 7 on this plan; thence westwardly with the line between Lots Nos. 1 and 7, 104.9 feet to the easterly line of Lot No. 2; thence with the line between Lots Nos. 1 and 2, 220.3 feet to the beginning.

Being the same property conveyed to Albert W. Johnson and wife, Margaret H. Johnson by Warranty Deed from James H. Cheek, III of record in Book 7202, Page 946, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to that certain Deed of Trust from Albert W. Johnson and wife, Margaret H. Johnson to Everett A. Covington, Jr., Trustee for Security Federal Savings and Loan Association of Nashville (Now Region's Bank) of Record in Book 7639, Page 913, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this the 30th day of March, 1995.

Albert W. Johnson, Sr.

Margaret H. Johnson

STATE OF Tennessee]
]
COUNTY OF Davidson]

BOOK 9663 PAGE 397

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Albert W. Johnson, Sr., and wife, Margaret H. Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, TN, this the 30th day of March, 19 95.

NOTARY PUBLIC
My commission expires: 3-27-99

STATE OF Tennessee]
COUNTY OF Davidson]

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

Affiant

Subscribed and sworn to before me, this the 1st day of May, 1995.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

QUITCLAIM DEED

FROM: Albert W. Johnson, Sr., and wife, Margaret H. Johnson

TO: Albert W. Johnson, II, as Trustee of the Johnson Qualified Residence Trust

95 MAY -3 PM 3:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

57520
IDENTIF. & REFERENCE

568 05/03 0101 03CHECK 8.00