51-B

This Instrument Was Prepared By:
Gail Smith Bradford
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(6515) 244-0020

BOOK 9769 PG 659

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Jack D. Scott 151 Fairfield Avenue Nashville, TN 37210	Jack D. Scott 151 Fairfield Avenue Nashville, TN 37210	93-12 70 and 72

KNOW ALL MEN BY THESE PRESENTS, that **JACK D. SCOTT** and wife, **WANDA M. SCOTT** (collectively, the "Grantors"), for love and affection (and no monetary consideration), the receipt and sufficiency of which are hereby acknowledged, for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, do hereby quitclaim and convey unto each of Jack D. Scott and Wanda M. Scott (collectively, the "Grantees"), their respective heirs and assigns, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant-in-common with the other, in and to the following described real estate located in Nashville, County of Davidson, State of Tennessee, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County, described as follows:

BEGINNING at a point at the intersection of the easterly right-of-way of Fairfield Avenue and the southerly margin of the first alley North of Hermitage Avenue, being the northwest corner of said Lot 1; thence with the southerly line of said alley South 83° 42' 13" East a distance of 50.00 feet to a point; thence South 5° 28' 52" West a distance of 50.00 feet to a point; thence North 83° 42' 13" West a distance of 56.26 feet to a point in the easterly right-of-way of Fairfield Avenue; thence along the easterly right-of-way of Fairfield Avenue North 12° 37' 07" East a distance of 50.36 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot 1 on Pageot's Plan of Fairfield Village Lots, as of record in Book 21, page 82, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly right-of-way of Fairfield Avenue, which point is South 5° 28' 52" West a distance of 50.36 feet from the northwest corner of Lot No. 1; thence South 83° 42' 13" East a distance of 21.00 feet to a point; thence South 5° 28' 52" West a distance of 78.00 feet to a point on the northerly right-of-way of Hermitage Avenue; thence along a curve to the right *having* a radius of 50.00 feet, a distance of 57.7 feet to a point in the easterly right-of-way of Fairfield Avenue; thence North 12° 37' 07" East a distance of 28 feet to the point of beginning.

Being the same property conveyed to Jack D. Scott and wife, Wanda M. Scott, by deed from Roy L. Matlock and Martha H. Matlock, of record in Book 5124, page 558, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 151 (House Number) Fairfield Avenue, (Street) Nashville, (P.O. Address) Tennessee (City or Town) 37210 (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 18th day of August, 1995.

Jack D. Scott
JACK D. SCOTT

Wanda M Scott
WANDA M. SCOTT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **JACK D. SCOTT**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18th day of August, 1995.

Gail Smith Bradford
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **WANDA M. SCOTT**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18th day of August, 1995.

Gail Smith Bradford
Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Jack D. Scott
Affiant

Subscribed and sworn to before me,
this the 18th day of August, 1995.

Gail Smith Bradford
Notary Public

My Commission Expires:
March 22, 1997

95 AUG 22 AM 11:08
ELLA ... REGISTER
DAVIDSON COUNTY, TN.

0091902
IDENTIF. & REFERENCE

95 120 08/22 0071 03CHECK 8.00

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409 (a)(3)(A).

H:\BRAD\SCOTT5.DED (August 18, 1995; 4:03pm)