BOOK 9832 PG 528

FROM:
FRANCES DIANE ELLIS

TO:
CHARLES WILLIAM ELLIS
KENNETH WAYNE ELLIS
MICHAEL DUNN ELLIS

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: LARRY HOUSTON HAGAR, Attorney
214 Third Avenue North
P.O. Box 3348
Nashville, TN 37219-0348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 31st day of August, 1995.

My Commission Expires:
9-24-96

NOTARY PUBLIC

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
CHARLES WILLIAM ELLIS,et al. 5266 Ashland City Hwy. Ashland City, TN 37015	SAME	64 12

KNOW ALL MEN BY THESE PRESENTS that FRANCES DIANE ELLIS, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and by Agreed Order from Probate Court Number 94P-525 signed and entered on the 13th day of July, 1995, the bargainor, FRANCES DIANE ELLIS, hereby conveys any and all interest including life estate she may have in the property known as: 5266 Ashland Cilty Highway, Nashville, Tennessee and for the express purpose of making a conveyance to create a tenancy in common in CHARLES WILLIAM ELLIS, KENNETH WAYNE ELLIS, and MICHAEL DON ELLIS.

I, FRANCES DIANE ELLIS, by these presents do hereby quitclaim and convey unto CHARLES WILLIAM ELLIS, KENNETH WAYNE ELLIS, and MICHAEL DON ELLIS, their successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land, to wit:

BEGINNING at an iron pin on the north side of Hydes Ferry Pike of State Highway 12, said iron pin being at the southwest corner of the property conveyed to Eckhardt; by deed of record in Book 2745, page 635, Register's Office for Davidson County, Tennessee, as shown in said survey; thence along the north side of said Hydes Ferry Pike or State Highway 12, South 63 deg. 00' West 121 feet to an iron pin; thence North 18 deg. 35' West 349.7 feet, a hackberry at fence corner; thence North 65 deg. 30th East 241.7 feet, to an iron pin at fence corner; thence South 19 deg. 15' East 228.5 feet to an iron pin in the fence, the northeast corner of the Eckhardt property; thence with Eckhardt northline, South 73 deg. 00' West 126 feet to an iron pin in root of Hackberry thence South 19 deg. 15' East 110 feet to the point of beginning, and containing 1.60 acres.

Being the same property conveyed to Charles William Ellis, Kenneth Wayne Ellis, and Mike Ellis by deed from William Leon Ellis, of record in Book 9128, Page 842, Register's Office for Davidson County, Tennessee.

This property known as 5266 Ashland City Highway, Nashville, Davidson County, Tennessee 37218.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of May, 1995.

Frances D. Ellis
FRANCES DIANE ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES DIANE ELLIS, 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 Nashville Tennessee, this 24th day of May, 1995.

Sally P Shaw
NOTARY PUBLIC

My Commission Expires: July 25, 1995

3552 10/17 2101 01CASH 8.00

PICK-UP

95 OCT 19 AM 11:39
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01113863