THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0410172 12/10/95

QUITCLAIM DEED TO

CREATE TENANCY IN COMMON

BOOK 9901 PG 853

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Hazelmai M. Terry Robert W. Terry 6520 Melinda Drive Nashville, TN 37205	Same	Map 104-03 Parcels 2, 3 and 4

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and in order to create a tenancy in common, I, ROBERT W. TERRY, the said Robert W. Terry being one and the same as R.W. Terry, by these presents do hereby quitclaim and convey a fifty percent (50%) undivided interest in and to the following described property to my spouse, HAZELMAI M. TERRY, as a tenant-in-common, her heirs and assigns:

Tract No. 1:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of lot no. 13 and 5 feet off the easterly side of Lot No. 12 of the Shield's Subdivision of Lots 45 and 46 in the Boyd Cockrill Spring Tract, a plan of which subdivision is of record in Book 57, page 51, Register's Office of Davidson County, said Lot No. 13 and 5 feet of Lot No. 12 front together 50 feet on the southerly side of Poston Avenue and extends back southerly between parallel lines 140 feet to an alley in the rear and is bounded on the east by a street formerly known as Butler Avenue, now called 27th Avenue.

Tract No. 2:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being the West 50 feet of Lot No. 12 in the subdivision of Lots No. 45 and 46 in Boyd Cockrill Spring Tract, of record in Book 57, page 51, Register's Office for said County as follows:

Said part of Lot No. 12 fronts 50 feet on the south side of Poston Avenue and runs back between parallel lines 140 feet to an alley.

Tract No. 3:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 11 on the plan of George Shields Subdivision of Lots 45 and 46 Boyd Cockrill Spring Tract as of record in Book 57, Page 51, Register's Office for said County.

Said Lot No. 11 fronts 55 feet on the southerly side of Poston Street and runs back between parallel lines 140 feet to an alley.

Being property conveyed to R. W. Terry, Trustee, by County Clerk's Deed from R.E. Worrall, Clerk, of record in Book 5071, Page 150, Register's Office for Davidson County, Tennessee, and a fourteen foot alley that was closed by Council Bill No. 49-273, and recorded in the Register's Office for Davidson County, Tennessee, July 9, 1949, in Book 1730, Page 342, said Register's Office.

Included is that portion conveyed to R.W. Terry, Trustee, by Quit Claim Deeds from the heirs of Mame S. Petrone described as follows:

The Easterly 14 feet of Lot No. 11 on the Plan of George Shield's subdivision of Lots 45 and 46 Boyd Cockrill Spring Tract as of record in Book 57, Page 51, Register's Office for said County.

Said part of Lot No. 11 fronts 14 feet on the Southerly side of Poston Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to R. W. Terry by deed of record in Book 6236, page 125, Register's Office for Davidson County, Tennessee.

The foregoing descriptions are the same as that contained in the prior deed.

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

These are improved properties known as 2701 Poston Avenue, 2703 Poston Avenue, and Poston Avenue in Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22nd day of December, 1995.

0136064
IDENTIF. & REFERENCE

DEC 28 PM 4:04
FILED WILSON KELLY REGISTER
DAVIDSON COUNTY, TN.

Robert W Terry
Robert W. Terry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert W. Terry, the within named 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, at office, this 22nd day of December, 1995.

Angela K. McCollum
Notary Public

My Commission Expires:
11-20-96

NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9901 PG 855

The actual consideration for this transfer is $-0-.

Robert W. Terry
Affiant

Subscribed and sworn to before me
this 22nd day of December, 1995.

Angela K. McClellan
Notary Public

My Commission Expires:

11-20-96

NOTARY PUBLIC
DAVIDSON COUNTY

2651 12/28 0101 03CHECK 12.00