This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9965PG309

ADDRESS NEW OWNER:
Jerael C. Nellis
34119 Fremont Blvd., Unit 110
Fremont, CA 94555

SEND TAX BILL:
To *To Owner*

MAP AND PARCEL:
MAP 105-13
PARCEL 264

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Jerael C. Nellis, and dissolve the fee simple estate estate in Gloria J. Nesbitt.

I, Gloria J. Nesbitt, hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 82, on the Plan of Waverly Place, of record in Plat Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee, and described according to a survey made by Thomas B. Lee, dated April 24, 1969, as revised May 19, 1969, as follows:

BEINNING at an iron pin in the northerly margin of Douglas Avenue; said point being 148 feet east of the easterly margin of 10th Avenue South; thence leaving said Avenue, North 3°52'E, 266.4 feet to an iron pin in the southerly margin of an alley; thence with the same, S84°40'E, 50 feet to an iron pin; thence leaving said alley, S3°52'W, 265 feet to an iron pin in the northerly margin of Douglas Avenue; thence with the same, N86°17'W, 50 feet to the point of beginning.

Being the same property conveyed to Gloria J. Nesbitt, by Quitclaim Deed from Addie B. Taylor, a widow, of record in Book 9965, Page 307, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 942 Douglas Avenue, Nashville, TN

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Jerael C. Nellis, his heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of February, 1996.

Gloria J. Nesbitt

Harold Reeves, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gloria J. Nesbitt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February 1995.

NOTARY PUBLIC

My commission expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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 the 29th day of February, 1996.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me
this 29th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0155913
IDENTIF. # REFERENCE

96 MAR -4 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3888 03/04 0101 03CHECK
8.00