BOOK 9968PG171

Box 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue North, Third Floor
P. O. Box 198888
Nashville, TN 37219-8888
(615) 244-4994

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Jane T. McPherson 429 Royal Oaks Drive Nashville, TN 37205	Same	Map 116-15 Parcel 36

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that E. W. McPherson, a married person ("Grantor"), for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Jane T. McPherson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, hereby releases, remises and quitclaims unto Jane T. McPherson, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 28TH day of Feb, 1996.

E.W. McPherson
E. W. McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. W. McPherson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1996.

Notary Public

My Commission Expires: 5/23/98

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 5 on the Map of the Resubdivision of Royal Oaks, Section B, as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 200 feet on the west side of Royal Oaks Drive and extends back between parallel lines, 215 feet to a deadline.

Being the same property conveyed to E. W. McPherson and wife, Jane T. McPherson, by deed from E. Terry Hart and wife, Florence Williamson Hart, of record in Book 4257, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 429 Royal Oaks Drive, Nashville, Tennessee 37205.

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IDENTIF. & REFERENCE

96 MAR -5 AM 10:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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