BOOK 10019 PG 36

0172433

IDENTIFICATION REFERENCE

This instrument prepared by:
SHERRARD & ROE, P.L.C. (MGK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Bonnie R. Bashford, Trustee 4116 Outer Drive Nashville, Tennessee 37204	Same	104-08/84

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, which is hereby acknowledged, I, Bonnie R. Bashford, being one and the same person as Bonnie Bashford, (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest in and to an undivided one-half interest in the following described property to Bonnie R. Bashford, Trustee for The Bonnie R. Bashford Living Trust dated February 12, 1996 (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached.

Being the same property, an undivided one-half interest, was conveyed to William L. Morris by deed of record in Book 4674, page 770, Register's Office for Davidson County, Tennessee, and the Will of Margaret K. Morris, recorded in Will Book 111, page 80, Probate Clerk's Office for Davidson County, Tennessee; and an undivided one-half interest was conveyed to Nick L. Morris pursuant to the Will of Margaret K. Morris of record in Will Book 111, page 80, Probate Clerk's Office for Davidson County, Tennessee and by deed from William L. Morris, Sr., of record in Book 4956, page 15, Register's Office for Davidson County, Tennessee. Nick L. Morris (being one and the same person as Nicholas Louis Morris) died devising his one-half interest to Virginia Bashford Morris by will of record in Will Book 158, page 533, Probate Clerk's Office for Davidson County, Tennessee. Virginia Bashford Morris has since died devising title to the one-half interest in Bonnie Bashford by Last Will and Testament of Virginia Bashford Morris, of record in Will Book 0167, page 523, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1601 21st Avenue South, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed on the 11 day of April, 1996.

Bonnie R. Bashford
BONNIE R. BASHFORD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, Sandra F Brown, a Notary Public in and for the County and State aforesaid, personally appeared BONNIE R. BASHFORD, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this 11 day of April, 1996.

Sandra F Brown
Notary Public

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Linda K. Koon
Affiant

Sworn to and subscribed before me
this 11 day of April, 1996.

Sandra F Brown
Notary Public

My Commission Expires: May 24, 1997

Exhibit "A"

BEING the easterly 92 feet of Lot No. 6 on the Map of George I. Waddey's Subdivision of certain Lots in S.R. Sanford's Subdivision of record in Book 332, page 94, Register's Office for said county.

SAID part of said Lot No. 6 fronts 55 feet on the westerly side of 21st Avenue South, or the Hillsboro Road, and runs back between parallel lines 92 feet along the southerly margin of Capers Avenue to the east line of a private alley, on which it measures 55 feet, together with an Easement through, over and across a twelve-foot alley in the rear of said land which is fully described in an instrument executed by Nina L. Thompson and husband, to Fawn Parent Wilkerson, of record in Book 1118, page 168, said Register's Office, to which reference is here made for a more particular description.