THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James R. Swinney
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 17th day of April, 1996.

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
SHARON K. SWINNEY JAMES R. SWINNEY 1901 River Hill Road Nashville, Tennessee 37210	FT MORTGAGE COMPANIES P.O. Box 613136 Memphis, Tennessee 38101	MAP 94-8 PARCEL 17

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, SHARON KATHRYN COOPER, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in SHARON K. SWINNEY and JAMES R. SWINNEY, by these presents do hereby quitclaim and convey unto RONALD E. UNDERWOOD, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING Lot No. 1 on the Plan of Dahlia Gardens of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sharon Kathryn Cooper, unmarried, by deed from Bruce A. Pildes, unmarried, of record in Book 6977, page 725, Register's Office for Davidson County, Tennessee; the said Sharon Kathryn Cooper having since married James R. Swinney and is now known as Sharon K. Swinney

This is improved property known as 1901 River Hill Road, Nashville, Tennessee 37210.

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

And now, I, the said Ronald E. Underwood, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim

and convey unto Sharon K. Swinney and James R. Swinney, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 17th day of April, 1996.

Sharon K. Swinney
SHARON K. SWINNEY

Ronald E. Underwood
RONALD E. UNDERWOOD, Trustee

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 Sharon K. Swinney, the bargainor(s), 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 this 17th day of April, 1996.

Mitchell A. Watts
NOTARY PUBLIC

My Commission Expires:
11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0176209
IDENTIF. ↑ REFERENCE

96 APR 30 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 RONALD E. UNDERWOOD, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 1996.

Mitchell A. Watts
NOTARY PUBLIC

My Commission Expires:
11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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