BOOK 10033 PG 383

New Owner's Address:	Map-Parcel Numbers:
Brenda Faye Elliott Toivonen 644 Cheryl Avenue Madison, TN 37115	Map #52-2 Parcel #140
Send Tax Bills To: Same	Address of Mortgagee: 3312 05/01 0101 03CHECK 136.34
This instrument prepared by: Blackburn, Slobey, Freeman & Happell, 2050 NationsBank Building, 414 Union Street, Nashville, Tennessee 37219.	

Mail

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Sandra Ann Adcox and James Leslie Elliott (the "Grantors"), by these presents do hereby sell, assign, and forever quitclaim unto Brenda Faye Elliott Toivonen (the "Grantee"), Grantee's heirs and assigns, all of the Grantors' rights, titles, and interests in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property"), being the same property conveyed to Sandra Ann Adcox, James Leslie Elliott and Brenda Faye Elliott Toivonen from Mary Frances Elliott, the surviving spouse of Albert D. Elliott, by probate of the Last Will and Testament of Mary Frances Elliott dated June 30, 1995, of record in Will Book 199, page 1, Office of the Probate Court Clerk for Davidson County, Tennessee.

II and Richard Dean Toivonen

This is improved property known as 644 Cheryl Avenue, Madison, Tennessee 37115.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is 33,334.

Brenda Faye Elliott Toivonen
Brenda Faye Elliott Toivonen
Affiant

Subscribed and sworn to before me this 30th day of April, 1996.

Richard Corley
Notary Public

My Commission Expires: Aug 9, 1999

RICHARD CORLEY NOTARY PUBLIC

WITNESS the hand of the Grantors, this 24 day of April, 1996.

Sandra Ann Adcox
Sandra Ann Adcox

James Leslie Elliott
James Leslie Elliott

96 MAY -1 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0176873

BOOK 10033 PG 384

STATE OF TENNESSEE

COUNTY OF Madison

Personally appeared before me, Sandra Ann Adcox, a Notary Public in and for said County and State, the within named Sandra Ann Adcox, a Grantor, 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 First Tennessee Bank Jackson, TN, this 2nd day of April, 1996.

Notary Public

My Commission Expires: COMMISSION EXPIRES 10-19-98.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Serena T. Brown, a Notary Public in and for said County and State, the within named James Leslie Elliott, a Grantor, 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 and official seal at Madison, Tenn., this 24th day of April, 1996.

Notary Public

My Commission Expires: 5-20-99

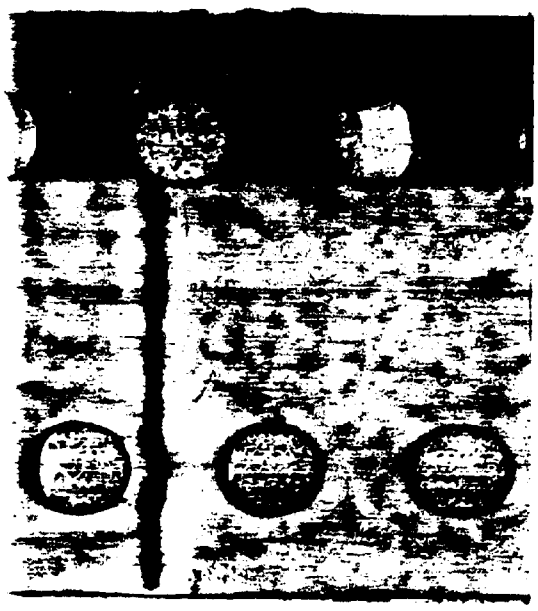
EXHIBIT A
Property Description

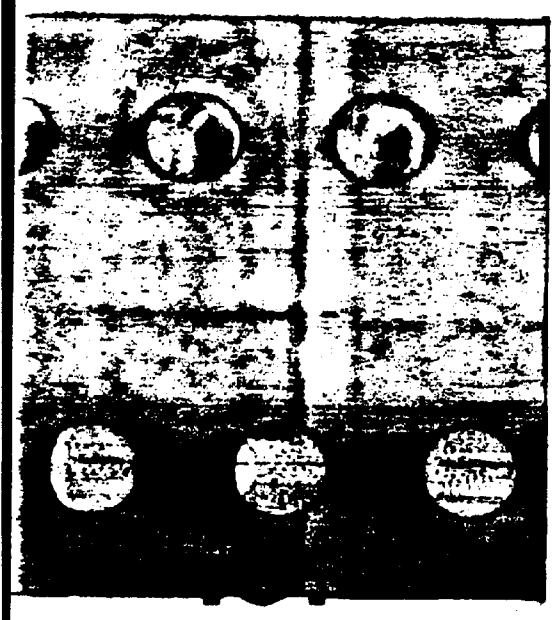
Being Lot No. 28 and the East one-half of Lot No. 29, of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for Davidson County.

Said Lot and part of said lot adjoin and front together 75 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Albert D. Elliott and wife, Mary Frances Elliott, by deed from George J. Ruck and wife, Anita Ruck, of record in Book 2102, page 599, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Sandra Ann Adcox, James Leslie Elliott and Brenda Faye Elliott Toivonen from Mary Frances Elliott, the surviving spouse of Albert D. Elliott, by probate of the Last Will & Testament of Mary Frances Elliott dated June 30, 1995, of record in Will Book 199, page 1, Office of the Probate Court Clerk for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants of record in Book 1380, page 88, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 386

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	33334.00
CON TX	123.34
PRFEE	1.00
WDEED	12.00
TOTAL	136.34
CHECK	136.34

05/01/96 01 10:16 0001 6312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176873
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034350

REFERENCE # 000125/0/0