0180201

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

96 MAY -9 AM 8:58

ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

BOOK 10045 PG 271

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
George E. Powell and Juanita L. Powell, Trustees Powell Family Revocable Living Trust Agreement 1055 Forrest Crossings Joelton, Tennessee 37080	Same	93-15-18

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **JUANITA LAMPLEY POWELL** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **GEORGE E. POWELL AND JUANITA L. POWELL,** Trustees of the Powell Family Revocable Living Trust Agreement dated May 8th, 1996, ("Grantee"), all of her interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT I: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known and described as following: BEGINNING at a point on the west line of Fourth Avenue south (formerly Cherry Street) 41 feet north of north line of Oak Street; thence north along said west line 40 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south along the east line of said alley 40 feet to a stake; thence east parallel with Oak Street 165 feet to the point of beginning.

TRACT II: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known as the south forty-one feet of Lot 56 of the Barrow Grove Plan, said tract hereby conveyed being more particularly described as follows: BEGINNING at the point where the north line of Oak Street intersects the west line of Fourth Avenue south (formerly Cherry Street); thence north along said west line 41 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south with the east line of said alley 41 feet to the north line of Oak Street; thence east along said north line 165 feet to the point of beginning.

TRACT III: A certain tract of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows: Part of Lot No. 56 on the Plan of Barrow Grove Addition to Nashville, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described according to a survey

made by William C. Parrish, Engineer, March 7, 1956, as follows: BEGINNING at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, 81 feet northerly from the northwest corner of said Avenue and Oak Street; thence with the westerly margin of said Avenue north 31 degrees 45 minutes west 40 feet to the southeast corner of Lot No. 55 on said plan; thence with the line between said lots Nos. 55 and 56, south 58 degrees 36 minutes 30 seconds west 168.55 feet to a point on the easterly margin of a 16 foot alley; thence with the easterly margin of said alley south 31 degrees 36 minutes east 40 feet; thence north 58 degrees 37 minutes east 168.65 feet to the beginning.

Being the same property conveyed to Juanita Lampley Powell by deed from Exxon Corporation, a New Jersey corporation, of record in Book 5640, page 994, Register's Office, Davidson County, Tennessee.

GEORGE E. POWELL, SPOUSE OF JUANITA LAMPLEY POWELL, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of May, 1996.

Juanita Lampley Powell
JUANITA LAMPLEY POWELL

GEORGE E. POWELL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Juanita Lampley Powell
Affiant

Sworn to and subscribed to before me, this the 8th day of May, 1996.

Notary Public

My Commission Expires:
11/21/99

RUSSELL T. COOK NOTARY PUBLIC AT LARGE

BOOK 10045 PG 273

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 **JUANITA LAMPLEY POWELL AND HUSBAND GEORGE E. POWELL,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 1996.

Notary Public

My Commission Expires:
11/21/99

RUSSELL T COOK NOTARY PUBLIC AT LARGE

FILED 1999 JUL 22 10:45 AM
27.00