BOOK 10045 PG 656

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Gene A. Jennings and wife, Madeline Marie Jennings

AND

Michael J. Philbin, Trustee

TO

Michael J. Philbin, Trustee

TO

Gene A. Jennings and Madeline Marie Jennings as tenants-in-common

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene A. Jennings and Madeline Marie Jennings (NAME)	SAME (NAME)	145-2-34
1426 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16DA37715
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Figue
Marchetti & Bennett
One Eleven Union Street
Nashville, TN 37201
(615) 242-1548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Kathleen M. Marsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1996.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy-in-common, without right of survivorship with Gene A. Jennings owning a 60.5% undivided interest and Madeline Marie Jennings owning a 39.5 undivided interest. We, Gene A. Jennings and wife, Madeline Marie Jennings

by these presents do hereby quitclaim and convey unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 16th Civil District of Davidson County, Tennessee, Section 3, Tyne Crest Subdivision, being Lot No. 7 recorded in Plat Book 3700, Page 30, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of Tyne Boulevard, said point being the common corner of Lot No. 7 and Lot No. 6 on the above plan; thence with the margin of Tyne Boulevard North 89 deg. 01' West 133 feet to a point in the Easterly line of Lot No. 8 on said plan; thence with the common line between Lots No. 7 and 8 Northwardly 153 feet to a monument; thence North 5 deg. 58' East 209.98 feet to a monument; thence Eastwardly with a curve to the left, said curve having a radius of 747 feet, a distance of 105.66 feet to a monument; thence South 2 deg. 08' 30" East 169.03 feet to a monument; thence with the common line between Lot No. 7 and Lot No. 6 Southwardly 192 feet to the point of beginning.

Being the same property conveyed to Gene A. Jennings and Madeline Marie Jennings by deed from James F. Throckmorton and wife, Cheryl Throckmorton of record in Book 7597, Page 366, said Register's Office.

This is ( ) unimproved ( ) improved property, known as 1426 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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

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And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Gene A. Jennings a 60.5% undivided interest as a Tenant-in-Common and unto Madeline Marie Jennnings a 39.5% undivided interest as a Tenant-in-Common. Neither having a right of survivorship in the other's interest.

their heirs and assigns, 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 the 3rd day of May, 19 96.

Gene A. Jennings

Madeline Marie Jennings

Michael J. Philbin, Trustee

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, Gene A. Jennings and Madeline Marie Jennings the Burgainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 19 96

Kathleen M. Walsh
Notary Public.

My commission expires: My Commission Expires Nov. 22 1997

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE

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 Michael J. Philbin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 19 96

Kathleen M. Walsh
Notary Public.

My commission expires: My Commission Expires Nov. 22 1997

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE

0180318
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 10:48
FELIX Z. ANGLIN REGISTER
DAVIDSON COUNTY, TN.

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