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This Instrument Was Prepared By:
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Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

T.C.A. § 67-4-409(a)(3)(A) Exempts This Instrument From Tax As It Is A Re-Conveyance To Terminate A Tenancy By The Entirety. Further, T.C.A. § 67-4-409(a)(5) Provides That A Valuation Oath Is Unnecessary.

Address New Owners As And Send Tax Bills To The Following:
James W. Ellis And Martha G. Ellis
5144 North Stanford Drive
Nashville, Tennessee 37215

Map 131-13, Parcel 30

BOOK 10087 PG 779

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, but to create an equal tenancy in common between us, we, **James W. Ellis**, and wife, **Martha G. Ellis,** by these presents do quitclaim and convey unto **David Bate Parsons, trustee**, his successors and assigns, all their interest in and to the following described tracts or parcels of land that are situated in Davidson County, Tennessee, to wit:

Tract Or Parcel One

Being Lot No. 6 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Stanford Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northeastwardly 619.5 feet; thence southwardly 100 feet; thence eastwardly 330 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwestwardly 848 feet to the northeasterly margin of Stanford Drive; thence with said Drive, northwestwardly 200 feet to the beginning.

This conveyance is specifically made subject to restrictive covenants contained in an instrument executed by R. D. Stanford, *et al.*, dated March 4, 1937, filed March 4, 1937, and recorded in Book 1027, Page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife, Dorothy B. Morris, of record in Book 1855, Page 135, Register's Office for Davidson County, Tennessee.

Excepted From Tract Or Parcel One

Included in the foregoing description of *Tract Or Parcel One*, but excluded from the present conveyance, is the following described tract or parcel of land that James W. Ellis and wife, Martha G. Ellis, previously conveyed to Stephen C. Asbury and wife, Barbara Asbury, by deed of record in Book 5582, Page 7, Register's Office for Davidson County, Tennessee.

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

Beginning at a point in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, said point also being the northeasterly corner of the property conveyed to Stephen C. Asbury and wife, Barbara E. Asbury, by deed from Helen L. Riddle and husband, William S. Riddle, of record in Book 5103, Page 739, re-recorded in Book 5577, Page 939, said Register's Office; thence from said point of beginning continuing S 88° 28' W 50.0 feet to a point; thence S 4° 25' 45" E 24.48 feet to a point located on the boundary line of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee; thence along the boundary line of said Lots 6 and 7, N 61° 50' E 54.55 feet to the point of beginning.

Being part of the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from N.B. Morris and wife, Dorothy B. Morris, of record in Book 1855, Page 135, Register's Office for Davidson County, Tennessee.

Tract Or Parcel Two

Being land lying in the 1st Civil District of Davidson County, Tennessee, described according to a survey of T & H Land Surveyors, prepared for David Kline, entitled Revised Resubdivision Lot 7 and a portion of Lot 6, Westwood Subdivision, dated March 5, 1980, and being more particularly described as follows:

From an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee; thence N 61° 50' E, for a distance of 492.84 feet, along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract; from said point of beginning continuing N 61° 50' E for a distance of 300.11 feet to a point; thence S 4° 25' 45" E for a distance of 4.45 feet to a point; thence S 62° 36' 56" W for a distance of 298.35 feet to the point of beginning.

Being the same property conveyed to James W. Ellis and wife, Martha G. Ellis, by deed from Stephen C. Asbury and wife, Barbara Asbury, of record in Book 5582, Page 4, Register's Office for Davidson County, Tennessee.

Combined *Tract Or Parcel One* and *Tract Or Parcel Two* is improved property known as 5144 North Stanford Drive, Nashville, Tennessee 37215.

AND NOW, I, the said David Bate Parsons, trustee, for the express purpose of carrying out the intent of this conveyance, as set forth hereinabove, do quitclaim and convey unto **James W. Ellis** and wife, **Martha G. Ellis**, as equal tenants in common (and not as tenants by the entirety),

BOOK 10087 PG 782

their respective heirs and assigns, the same real property that is described and set forth hereinabove (and to which reference is hereby made).

The real property that is described hereinabove is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed on this the 16th day of June, 1996.

James W. Ellis

James W. Ellis

Martha G. Ellis

Martha G. Ellis

David Bate Parsons, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **James W. Ellis**, the bargainor, 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 Nashville, Tennessee, this 16th day of June, 1996.

Deborah C. McFall

Notary Public At Large

My Commission Expires: February 24, 2000

BOOK 10087 PG 783

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **Martha G. Ellis**, the 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 official seal at Nashville, Tennessee, this 16th day of June, 1996.

Deborah C McFall
Notary Public At Large

DEBORAH C. McFALL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires: February 24, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **David Bate Parsons, 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 at Nashville, Tennessee, this 16th day of June, 1996.

Deborah C McFall
Notary Public At Large

DEBORAH C. McFALL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires: February 24, 2000

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IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN.

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