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- .

Affiant

Subscribed and sworn to before me this 14th day of June, 1996.

Notary Public

My Commission Expires: My Commission Expires March 27, 1998

ADDRESS NEW OWNER

SARAH DEASON ST. CHARLES
MARCIA INGHAM
SHARON COGGIN
3302 Charlotte Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

SARAH D. ST. CHARLES
5510 Kelly Road
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 92-9
PARCEL 362

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 interest in each party Joint With Rights of Survivorship,

I, SARAH DEASON ST. CHARLES, for the express purpose of creating an undivided interest Joint with Rights of Survivorship in SARAH DEASON ST. CHARLES, MARCIA INGHAM and SHARON COGGIN, by these presents do hereby quitclaim and convey unto MITCHELL A. WATTS, 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. 28 on the Map of the Subdivision of part of The Wilcox 29 acre tract of land in the 13th Civil District of Davidson County, Tennessee, as of record in Book 161, page 159, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 50.0 feet on the north side of Charlotte Turnpike, its southeast corner being 50.0 feet west of the northwest corner of Eulalia Street and said Turnpike and runs back between parallel lines to said Eulalia Street 138.0 feet on the west side and 137.0 feet on the east side to an alley.

BEING the same property conveyed to Martha Deason by Quitclaim Deed from Charlie Black and wife, Ethel Black, Robert J. Black and wife, Maude Black, George Black and wife, Jessie Black, Betty Leaver and husband Walter C. Leaver and Cora Moore and husband, Henry Moore, of record in Book 700, page 014, Register's Office for Davidson County, Tennessee; the said Martha Deason having since died leaving as her sole heirs-at-law her husband, Henry R. Deason, and her daughter, Sarah Deason St. Charles; the said Henry R. Deason having since also died leaving as his sole heir-at-law, his daughter, Sarah Deason St. Charles.

This is improved property known as 3302 Charlotte Avenue, Nashville, Tennessee 37209.

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

And now, I, the said MITCHELL A. WATTS, 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 SARAH DEASON ST. CHARLES, MARCIA INGHAM and SHARON COGGIN, 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 11th day of June, 1996.

Sarah Deason St. Charles
SARAH DEASON ST. CHARLES

Mitchell A. Watts, Trustee
MITCHELL A. WATTS, 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 SARAH DEASON ST. CHARLES, 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 this 11th day of June, 1996.

Notary Public

My Commission Expires: _____
My Commission Expires MAR. 27, 1999

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 MITCHELL A. WATTS, 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 11th day of June, 1996.

Notary Public

My Commission Expires: 7-26-97