Box 42

BOOK 10103 PAGE 789

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Jean M. Pope,<br>Peggy A. Sadler,<br>Marjorie L. Allen,<br>Serena M. Coleman<br>Walter G. Massie -and-<br>Mary Sue Jones<br>1317 General George Patton Road<br>Nashville, TN 37221 | SAME | Map: 103-04<br>Parcel: 273.00 |

FOR NO MONETARY CONSIDERATION, but because of natural love and affection of a father for his children, LENARD MASSIE, a single person, hereinafter referred to as "Grantor," has bargained and sold, and does hereby transfer and convey unto JEAN M. POPE, PEGGY A. SADLER, MARJORIE L. ALLEN, SERENA M. COLEMAN, WALTER G. MASSIE and MARY SUE JONES, as tenants in common, hereinafter referred to as "Grantees," their heirs and assigns forever, all of Grantor's right, title, and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is improved real property known as 4105 Idaho Avenue, Nashville, Tennessee 37209.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not, including, but not limited to 1996 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have not been prorated between the parties, but have been assumed by Grantees.

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IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by his duly-appointed attorneys in fact pursuant to a Power of Attorney of record in Book 8414, Page 828, Register's Office for Davidson County, Tennessee, as of the 1st day of July, 1996.

Jean M. Pope
Peggy M. Sadler

LENARD MASSIE, by Jean M. Pope and Peggy M. Sadler, Attorneys in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409(a)(4) is $0.00.

Jean M. Pope
AFFIANT

SUBSCRIBED and sworn to before me this 1st day of July, 1996.

Jan Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public in and for said State and County, the within named JEAN M. POPE and PEGGY M. SADLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument on behalf of Lenard Massie, with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 1st day of July, 1996.

Jan Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

EXHIBIT "A"
LEGAL DESCRIPTION

BEING Lot No. 19 on the map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the southerly side of Idaho Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Lenard Massie and wife, Lillian Massie (Lillian Massie having since died), by deed from Fred H. Conley and wife, Mary Banner Conley, of record in Book 188, Page 435, Register's Office for said County.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.