BOOK 10131 PG 724

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- .

Ronald E Underwood
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 20th day of May, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS NEW OWNER
TAKAAKI MAEYAMA
LOLAND R. ARMSTRONG
1016 Maxwell Avenue
Nashville, TN 37205

SEND TAX BILLS TO
FT MORTGAGE COMPANIES
P.O. Box 146
Memphis, TN 38101

MAP & PARCEL NOS.
MAP 83-5
PARCEL 147

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 one-half interest in each party Joint With Rights of Survivorship,

I, TAKAAKI MAEYAMA, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in TAKAAKI MAEYAMA and LOLAND R. ARMSTRONG, by these presents do hereby quitclaim and convey unto RONALD E. UNDERWOOD, 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:

Land in the 19th Ward in the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the Plan of D. H. Bailey property as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, and also a triangular portion out of the southwest corner of a six acre tract lying along the northerly side of said lots, described as a whole as follows:

BEGINNING at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street, 175 feet 5 inches to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inches to a stake; thence northwardly and parallel with Bailey Street, 158 feet 3 inches to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inches to the beginning, according to a survey made by S. M. McMurray, Civil Engineer, on January 20, 1926, including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband, to the City of Nashville, of record in Book 749, page 96, said Register's Office, now included in Maxwell Avenue.

BEING the same property conveyed to Takaaki Maeyama, unmarried, by deed from George Douglas Fisher and Wilbur Dayton Fisher, Devisees under the Last Will and Testament of Margaret E. Douglas, of record in Book 10042, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Maxwell Avenue, Nashville, Tennessee 37206.

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

And now, I, the said RONALD E. UNDERWOOD, 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 TAKAAKI MAEYAMA and LOLAND R. ARMSTRONG, both unmarried, 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 20th day of May, 1996.

Takaaki Maeyama
TAKAAKI MAEYAMA

Ronald E Underwood
RONALD E. UNDERWOOD, 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 TAKAAKI MAEYAMA, 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 this 20th day of May, 1996.

Mitchell A Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-22-97

96 JUL 25 AM 10:00
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0207074

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 RONALD E. UNDERWOOD, 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 20th day of May, 1996.

Mitchell A Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-22-97

BOOK 07225 0101 03CHECK 8