BOOK 10135 PG 456 Box 31

This Instrument Prepared By:

Mark Manner, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Addresses New Owners:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Hurel Williams 2032 10th Avenue South Nashville, TN 37238 (615) 298-5721	Hurel Williams 2032 10th Avenue South Nashville, TN 37238 (615) 298-5721	Map 105, Group 13 Parcel 261
Lovie D. Williams Hadley Park Tower, Apt. 601 Nashville, TN 37209		

QUITCLAIM DEED

WHEREAS, Mary S. Wilson a/k/a Mary E. Wilson ("Mary Wilson"), and her daughter, Lillian W. Lee a/k/a Lillian W. Williams, a/k/a Lillian Rachel Lee ("Lillian Lee"), were the previous owners as tenants-in-common of property located at 2032 10th Avenue South, Nashville, Davidson County, Tennessee (the "Property") as more particularly described below. The Property was acquired by Warranty Deed of record in Book 3405, page 383, Register's Office for Davidson County, Tennessee; and

WHEREAS, Mary Wilson died a widow, intestate, on May 15, 1966, leaving as her sole heirs her son (who died intestate leaving no surviving spouse, children or parents), and her daughter and only heir, Lillian Lee; and

WHEREAS, Lillian Lee died on April 6, 1996. Pursuant to her Last Will and Testament dated September 29, 1992, she left her entire estate to her surviving spouse, Hurel Williams. Title to the Property is now vested solely in Hurel Williams; and

WHEREAS, Hurel Williams, desires to convey the Property to himself and to his sister, Lovie D. Williams, as joint tenants with rights of survivorship.

THEREFORE, 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 joint tenancy with rights of survivorship between brother and sister, I **Hurel Williams**, do hereby transfer, quitclaim and convey unto **Mark Manner**, Trustee, his successors and assigns, the Property, being a certain tract or parcel of land more particularly described as follows:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.

Hurel Williams
AFFIANT

Sworn to and subscribed before me,
this 26th day of July, 1996.

Notary Public

My Commission Expires: March 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hurel Williams and Mark Manner, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 26th day of July, 1996.

Notary Public

My Commission Expires: March 27, 1999

Being the southerly 68.25 feet of the northerly 136.5 feet front and the southerly 67 feet of the northerly 134 feet rear of lot No. 83 of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee. Said part of lot No. 83 fronts 68.25 feet on the easterly side of 10th Avenue South, formerly Jowett Avenue, and extends back between lines 150 feet, more or less, to a dead line, measuring 67 feet thereon.

Being the same property acquired by the various conveyances set forth hereinabove, including the Warranty Deed referenced hereinabove recorded in Book 3405, Page 383, Register's Office for Davidson County, Tennessee.

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

And now I, **Mark Manner**, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto **Hurel Williams** and **Lovie D. Williams**, as joint tenants with rights of survivorship, their successors and assigns, the Property described and set forth, to which reference is here made, and the Property is conveyed subject to the same limitations, restrictions and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set out hands on this 26th day of July, 1996.

Hurel Williams
Hurel Williams

Mark Manner, Trustee
Mark Manner, Trustee

0208241
IDENTIF. ↑ REFERENCE

96 JUL 29 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.