PREPARED BY: STEPHEN F. PELUSO
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

QUITCLAIM DEED

Address New Owner As Follows:

Jane Ann Maurer, Trustee
under Trust Agreement
dated July 30, 1996
608 Joyce Lane
Nashville, Tennessee 37216

Send Tax Bills To:

Owner

Mortgagee:

None

Map & Parcel No.:

61-2 Parcel 57.03

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) John Maurice Maurer and wife, Jane Ann Maurer, residents of Davidson County, Tennessee (collectively "Grantors") have this day bargained and sold, and do hereby transfer and convey unto Jane Ann Maurer, Trustee under that certain Trust Agreement dated July 30, 1996, ("Grantee"), with full power and authority to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with her as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantors' right, title and interest in and to certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map by Sweeney-Clark Realty Company's Property Subdivision of part of Lot No. 4 on the Map of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, and described according to an unrecorded copy of a survey thereof made by Barge Waggoner & Sumner, Inc., Engineers, dated January 10, 1963, as follows:
>
> BEGINNING at a point in the south margin of Joyce Lane, 100 feet west from the northwest corner of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office; thence South 13° 46' East 240.2 feet to a point; thence South 88° 24' West 89.3 feet to a point; thence North 22° 27' West 212.1 feet to the south margin of Joyce Lane; thence with the margin of the same, easterly 120 feet to the point of beginning.

Being the same property conveyed to John Maurice Maurer and wife, Jane Ann Maurer, by deed from Castleman Construction Company, a Tennessee Corporation, as of record in Book 3576, page 25, said Register's Office for Davidson County.

Grantor retains responsibility and liability for payment of 1995 County Taxes and Rollback Taxes.

This is improved property, known as 608 Joyce Lane, Nashville, Tennessee.

Witness our hands this 30th day of July, 1996.

John Maurice Maurer
John Maurice Maurer

Jane Ann Maurer
Jane Ann Maurer

State of Tennessee)
County of Davidson)

Before me, Stephen Pelusi, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Maurice Maurer and Jane Ann Maurer, 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 official seal this 30th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 1/29/00

BOOK 10138 PG 726

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $-0-.

John Maurice Maurer
AFFIANT

Subscribed and sworn to before me this 30th day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 1/29/98

0209189
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 10:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1294 07/31 0101 01CASH 12.00