This instrument prepared by:
JAMES L. CURTIS, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

BOOK 10230 PG 86

1631 10/18 0101 03CHECK 8.00

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
William Carroll Moncrief and Mary Frances Cole 217 Duke Street Nashville, TN 37207	Same	Map 71-7 Parcel 48

QUITCLAIM DEED

FOR no monetary consideration and for the express purpose of making a re-conveyance to create a fee simple title in William Carroll Moncrief and Mary Frances Cole as tenants in common with rights of survivorship. I, Victoria Johnson, by these presents do hereby quitclaim and convey unto William Carroll Moncrief and Mary Frances Cole, their successors and assigns, the following described trance or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of J.B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot No. 87 fronts 100 feet on the northerly side of Duke Street, and runs back parallel lines 140 feet to an alley.

Being the same property conveyed to William Carroll Moncrief and Victoria Johnson, by deed from William Carroll Moncrief, of record in Book 10086, Page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

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

This is improved property known as 217 Duke Street, Nashville, Tennessee 37207.

In witness whereof, I have set my name this the 15th day of October, 1996.

Victoria Johnson
VICTORIA JOHNSON

0237631
IDENTIF. # REFERENCE

96 OCT 18 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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, Victoria Johnson, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 15th day of October, 1996.

Cynthia W. Sharp
NOTARY PUBLIC
My Commission Expires: 1/20/99

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Victoria Johnson
AFFIANT

Subscribed and sworn to before me
this 15th day of October, 1996.

Cynthia W. Sharp
NOTARY PUBLIC
My Commission Expires: 1/20/99