PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

BOOK 10239 PG 616

QUITCLAIM DEED

Address of New Owner as Follows:	Hilda J. Warren 5312 Williamsburg Road Brentwood, TN 37027
Send Tax Bills To:	Joe M. Warren, III & others c/o NationsBank, Trustee Real Estate Department 1 Nations Plaza Nashville, TN 37239
Map Parcel Numbers:	93-05 32

KNOW ALL MEN BY THESE PRESENTS:

That HILDA J. WARREN, Executrix of the Estate of Spencer A. Warren, for the express purpose of making a conveyance as part of the distribution of the Estate of Spencer A. Warren, deceased, pending in the Probate Court for Davidson County, Tennessee, case docket number 96P-703, does hereby quitclaim and convey unto Hilda J. Warren individually, her heirs and assigns, all of the right, title and interest of the Estate of Spencer A. Warren in and to the following described tract of land located in Davidson County, Tennessee, including any legal or equitable interest whatsoever said Estate may have, to wit:

> "Land in Davidson County, Tennessee, being part of Lot No. 151 on the Original Plan of the Town of Nashville, not of record, described as follows:
>
> Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street as widened, at a point 85 feet 8.2 inches, more or less, north of the northerly margin of Commerce Street, said point being the northwest corner of the property conveyed to M.S. and L. Lebeck by deed from Robert Vaughn, Clerk & Master, of record in Book 452, page 404, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 71 feet, more or less, to the southwest corner of the Roberts property; thence with said Robert's southerly line eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 71 feet, more or less, to the northeast corner of said Lebeck's property; thence with Lebeck's northerly line westwardly 160 feet, more or less, to the beginning.
>
> Being the same property conveyed to Joe M. Warren, Jr., by deed from the Vanderbilt University, a corporation

of record in Book 1194, page 103, Register's Office, Davidson County, Tennessee, the said Joe M. Warren, Jr. having since died. By Will of Joe M. Warren, Jr., of record in Will Book 59, page 195, Probate Court of Davidson County, Tennessee, said property was devised to his four (4) children, Joe M. Warren, III, Henry B. Warren, James B. Warren and Margaret Warren Nisley. By deed of record in Book 1538, page 153, Register's Office, Davidson County, Tennessee, James B. Warren conveyed his interest to Henry B. Warren, and by deed of record in Book 2284, page 115, Register's Office, Davidson County, Tennessee, Henry B. Warren and wife, Lillian Warren, conveyed a 1/4 undivided interest to Joe M. Warren. The said Henry Bruce Warren has died and devised his 1/4 interest in said property to Lillian Alfson Warren as to a 1/3 interest, to Henry Bruce Warren, Jr., as to a 2/9 interest, and to Yvonne Alfson Warren and Spencer Alfson Warren as to a 2/9 interest, each to be held in trust by their mother, Lillian Alfson Warren, trustee of record in Will Book 73, page 184, Probate Court for Davidson County, Tennessee, Rule #40978. Henry Bruce Warren, Jr., has also since died, and his 2/9 interest is devised to his heirs at law. The said Joseph M. Warren, III, has also since died, and his 1/2 interest in said property was devised to Third National Bank as Trustee of record in Will Book 92, page 175, Probate Court for Davidson County, Tennessee, Rule #52488. Elizabeth Warren Connally, as sole adult beneficiary under said trust, appointed Commerce Union Bank as Successor Trustee of record in Book 5801, page 228, R.O.D.C.Tn.

This is improved property known as 162 Eighth Avenue North, Nashville, Davidson County, Tennessee."

Witness my hand this the 28th day of October, 1996.

Hilda J. Warren Executrix
HILDA J. WARREN, EXECUTRIX

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **HILDA J. WARREN, EXECUTRIX**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 28th day of October, 1996.

Thomas H. Warren
NOTARY PUBLIC

My Commission Expires: 11-1-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Hilda J. Warren Executrix
HILDA J. WARREN, EXECUTRIX

Subscribed to and sworn before me this the 22K day of October, 1996.

Thomas H. Wise
NOTARY PUBLIC

My Commission Expires: 11-1-97

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

02 40065
IDENTIFICATION/REFERENCE
96 OCT 29 AM 8:33
DAVIDSON COUNTY, TN
REC'D FOR REC'D
STC-EDK
12.00