BOOK 10240 PG 473

ADDRESS OF NEW OWNERS:	MAP-PARCEL NOS:
Sheran Dian McGinnis 436 Gates Road Goodlettsville, Tennessee 37072	Map 33-12 Parcel 19
SEND TAX BILLS TO:	**ADDRESS OF MORTGAGEE:**
Sheran Dian McGinnis 436 Gates Road Goodlettsville, Tennessee 37072	NONE

THIS INSTRUMENT PREPARED BY: Stanly T. Snodgrass
2300 21st Avenue South, Nashville, Tennessee 37212

QUITCLAIM DEED

For and in consideration of One ($1.00) Dollar and no other monetary consideration, I Graham B. Boyce, Trustee with full right to mortgage, transfer or convey without the joinder of any party or beneficiary of the Trust, do hereby, Quitclaim to Sheran Dian McGinnis a one-third interest on certain real property held by me as Trustee under a trust dated August 22, 1996. I also hereby transfer and convey to the said Sheran Dian McGinnis a one-half interest in the one-third interest owned by each of her children, Dustin Shawn McGinnis and Derek Shayne McGinnis which I also hold in trust for said adult children. I hereby also transfer and convey to Dustin Shawn McGinnis and Derek Shayne McGinnis, free of trust, the remainder of their individual one-half of their original one-third interest in said real property, to be theirs absolutely.

BEING Lot No. 201 on the Plan of Gatewood, Section I, known as 436 Gates Road, Goodlettsville, Tennessee 37072, as of record in Book 6987, page 905, Register's Office for said County.

SAID Lot fronts 100 feet on the southeasterly side of Gates Road and runs back 160 feet on the northeasterly line and 145 feet on the southwesterly line to a dead line in the rear on which it measures 101.2 feet.

BEING the same property conveyed to Graham B. Boyce, as Trustee, by Quitclaim Deed, from Marshall P. Irwin, and wife, Dorothy J. Irwin of record in Book 6987, page 905, Registers Office for said County

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 25th day of October 1996.

Notary Public

My Commission Expires: July 23rd 1998

PATRICIA L SOREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This is unimproved property known as 436 Gates Road, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be executed this 25th day of October 1996.

Graham B. Boyce, Trustee

Graham B. Boyce, **Trustee**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named Graham B. Boyce, Trustee, 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 at Nashville, Tennessee, this 25th day of October 1996.

Notary Public

My Commission Expires: July 23rd 1998

PATRICIA L SOREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0241093
IDENTIF. & REFERENCE

96 OCT 29 PM 1:01

DAVIDSON COUNTY

96 OCT 29 PM 1:01 SEC CHECK 8.00