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IDENTIFICATION REFERENCE

Prepared by:
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96 DEC -5 PM 3:36

REGISTER

Box 21-B

BOOK 10282 PG 497

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Leora Weakley Allen Living Trust 482 Broadwell Drive Nashville, TN 37220	Leora Weakley Allen Living Trust 482 Broadwell Drive Nashville, TN 37220	Map 160-8 Parcel 39

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, LEORA WEAKLEY ALLEN, Grantor, by these presents, does hereby quitclaim and convey unto the LEORA WEAKLEY ALLEN LIVING TRUST dated October 31, 1996, Grantee, its successors and assigns, all of her right, title, and interest in and to the following described property:

Being lot No. 58 on the Plan of BRENTVIEW HILLS, of record in Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee. Said lot No. 58 fronts 115.9 feet on the northerly side of Broadwell Drive and extends back 454.1 feet on the easterly line and 497.8 feet on the westerly line, which is a broken line, to a point in the rear, said lot is more or less triangular in shape.

Being the same property conveyed to David B. Allen (who passed away on September 15, 1975) and wife, Leora Weakley Allen, from Claude Dunn Construction Company, Inc., a Tennessee corporation, by Warranty Deed dated November 18, 1964, of record in Book 3834, Page 440 in the Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3345, Page 205, said Register's Office; T.V.A. easement of record in Book 2280, Page 395 and Book 3183, Page 401, said Register's Office, and to Owner's Certificate, a 160 foot setback line from Broadwell Drive, which was amended to 145 foot setback line from Broadwell Drive by instrument of record in Book 3830, Page 864, a 10 foot easement for public utilities along the southerly 180 feet of the northerly portion of the westerly side line, an anchor easement 1.5x15 feet at the southeast front corner of the lot, and a 20 foot easement for public utilities running east and west through northerly portion of lot adjacent to T.V.A. easement, all as more particularly appears on recorded plan of record in Book 3300, Pages 43 and 44, said Register's Office.

This is improved property known as 482 Broadwell Drive, Nashville, Tennessee 37220.

The legal description stated on the previous page has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and her spouse, David B. Allen, who predeceased Grantor on September 15, 1975. This transfer is by quitclaim and the Grantor makes no warranties about the title.

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

WITNESS MY HAND this 29 day of NOVEMBER, 1996.

ROGER K. ROCHELLE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Leora Weakley Allen

LEORA WEAKLEY ALLEN,
Grantor

STATE OF TENNESSEE)
COUNTY OF ~~XXXXXXXX~~ SUMNER

Personally appeared before me ROGER K. RACHELLE, a Notary Public of this County, Leora Weakley Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29 day of NOVEMBER, 1996.

Roger K. Rachelle

Notary Public
My Commission Expires: 1/2-99

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(F).

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