10294 884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Julia A. Ellis
AFFIANT

Subscribed and sworn to before me, this 17th day of December, 1996.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

025714 I
IDENTIF. & REFERENCE

96 DEC 18 PM 4:11
DAVIDSON COUNTY, TN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julia A. Ellis, Trustee 2114 Golf Club Lane Nashville, TN 37215	Same	Map 117-1 Parcel 166

7159 12/18 0101 03CHECK 12.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Julia A. Ellis, an unmarried person (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the subject real property to an inter-vivos revocable trust created by the Grantor, hereby releases, remises and quitclaims unto **JULIA A.**

ELLIS, TRUSTEE of The Julia A. Ellis Living Trust, established by the Revocable Trust Agreement of Julia A. Ellis, dated December 17 1996, as amended from time to time, and to her successors in trust, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 17 day of December, 1996.

Julia A. Ellis
Julia A. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia A. Ellis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 1996.

Julia C Hunt
Notary Public

My Commission Expires: 7-26-97

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 166 on the revised Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lot fronts 31.57 feet on the southerly margin of an access easement and runs back 139.60 feet on the northeasterly line and 104.05 feet on the westerly line to the northerly margin of Golf Club Lane, on which it measures 106.68 feet.

Being the same property conveyed to William H. Ellis and wife, Julia A. Ellis, by deed from Sheridan Construction Company, of record in Book 4656, page 48, Register's Office for Davidson County, Tennessee. William H. Ellis died July 3, 1987.

This is improved property known as 2114 Golf Club Lane, Nashville, Tennessee 37215.